

# 20 Glebeland Close

West Stafford, Dorchester, Dorset



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West Stafford, Dorchester  
Dorset, DT2 8AE

A well-presented three bedroom detached bungalow in a quiet village setting – spacious layout, bright garden room & beautifully maintained gardens. Garage and driveway.



- Detached bungalow
- In good order throughout
- Two/three bedrooms
  - Garden room
- Front and rear garden
- Garage and driveway
- Popular village location

Guide Price £450,000

Freehold

Dorchester Sales  
01305 261008  
[dorchester@symondsandsampson.co.uk](mailto:dorchester@symondsandsampson.co.uk)





## THE PROPERTY

Located in the sought-after village of West Stafford, this well-maintained detached bungalow is positioned towards the end of a peaceful cul-de-sac. The property is in good order throughout and benefits from well-tended front and rear gardens.

The accommodation is well laid out, with an entrance hall providing access to all principal rooms. At the front of the bungalow, there are two spacious double bedrooms, while the third bedroom is currently used as a dining room.

The sitting room is generously proportioned with an LPG flame effect fire and features double doors leading into a bright and airy garden room, which also provides direct access to the rear garden. The kitchen/breakfast room, fitted with a range of wall and base units, offers additional access to the garden room, enhancing the flow of the living space.

There is a modern shower room with a hand wash basin and WC, as well as a separate WC.

## OUTSIDE

The front garden is mainly laid to lawn with well-stocked flower and shrub borders. A driveway provides ample off-road parking and leads to a single garage with power and lighting.

The rear garden is south facing and beautifully maintained, featuring a variety of mature shrubs and plants, with a patio area adjoining the bungalow—perfect for outdoor dining.

## SITUATION

West Stafford is situated on the southern edge of the Frome Valley, approximately three miles east of Dorchester, the county town. The village is home to a charming church and the popular "Wise Man" pub.

Nestled in the heart of Dorset, West Stafford is surrounded by beautiful, rolling countryside. It offers easy access to a network of footpaths and bridleways, as well as the nearby Puddletown Forest. Just a few miles to the south lies the Jurassic Coastline, known for its sandy beaches, scenic walks and a variety of water sports.

Dorchester, located just a short distance away, offers a wide variety of shops, restaurants, leisure facilities and schools, along with the Dorset County Hospital. Communications are excellent, with rail links from Dorchester to London/Waterloo and Bristol/Temple Meads. The A35 provides convenient access to Dorchester, Weymouth and Poole/Bournemouth, and cross-channel ferries are available at both Poole and Weymouth.

## DIRECTION

What3words///homeward.screeches.dreamers



# Glebeland Close, West Stafford, Dorchester



Approximate Area = 1227 sq ft / 113.9 sq m

Garage = 204 sq ft / 19 sq m

Total = 1431 sq ft / 132.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1261823



## SERVICES

Mains water, electricity and drainage. Oil fired central heating.

Broadband - Ultrafast speed is available.

Mobile - Mobile coverage is limited indoors and likely outdoors. (<https://www.ofcom.org.uk>).

Council Tax Band: E (Dorset Council - 01305 251010)

## MATERIAL INFORMATION

Please be aware that the Dorchester South train line is within close proximity of the rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

01305 261008

dorchester@symondsandsampson.co.uk  
Symonds & Sampson LLP  
9 Weymouth Avenue, Brewery Square,  
Dorchester, Dorset DT1 1QR



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Dorchester/ATR/31.03.2025 rev