



Shepherds Walk  
West Stafford





**OFFERED WITH NO ONWARD CHAIN.** This 3-year-old luxury detached bungalow is situated in the sought-after village of West Stafford and located just two miles from Dorchester. The property was designed, and custom-built for the present owners and offers spacious and versatile accommodation including a sitting room, kitchen/dining room with separate utility room, principle bedroom with en-suite and dressing area, two further bedrooms and family bathroom. The home benefits from a beautifully landscaped front garden with double width driveway leading to the garage, plus enclosed rear garden with cabin/home office and large entertaining patio accessible from three sets of French doors. There is double glazing and underfloor heating throughout (via air-source heat pump) and there is also an electric car charging point. The property has Amtico wood-effect flooring throughout the main living spaces and tiled flooring to the bathroom and ensuite. EPC rating B.

West Stafford is a popular and pretty village, located just a few miles east of the county town of Dorchester. The village is known for its picturesque countryside, traditional thatched cottages, and historic connections to the famous author Thomas Hardy, who used the area as inspiration for his novels. West Stafford is home to St. Andrew's Church, a beautiful medieval building, and the popular Wise Man Inn, a traditional pub offering local food and drink. There is also an active village hall, children's play field, chalk stream fishery nearby, a falconry, an organic farm and great walks across nearby fields. Biannual parish meetings are arranged in the village hall for all residents to have an input into local activities. There is an active village website, <https://www.west-stafford.com>, and a newsletter, Oyez, is distributed monthly. The village provides a peaceful rural setting while being close to the amenities of Dorchester.





An entrance door takes you into an enclosed porch with cloaks cupboard. From there, double doors open to the main hallway and secondary hallway which allows access to the majority of rooms. The main hall provides a view of the rear garden via French doors.

The sitting room is a good size and features a twin aspect and wood/multi-fuel burner. The kitchen/dining room has been tastefully fitted with an extensive range of wall and base level units, including a pull-out larder cupboard. Integral appliances include a double oven, four-ring hob with extractor fan above and dishwasher. There is solid wood worksurfaces, a display cabinet and dining area with plenty of lighting options. The separate utility room has space for a washing machine and tumble dryer, a further pull-out larder cupboard and additional sink with ample storage.



The principle bedroom benefits from a dual aspect with French doors leading directly onto a lovely patio area. The dressing area has fitted wardrobes and there is an en-suite with double width shower, WC, wash basin and heated towel rail. The further two bedrooms enjoy plentiful natural light and there is a large family bathroom with a vanity sink, panel enclosed bath with rain shower and glass screen over and WC. The room is also furnished with a heated towel rail.

Externally, the front garden has been extensively landscaped in addition to a smaller lawned area. The enclosed rear garden is accessible via personal gates to both sides of the bungalow. The patio is accessible from three sets of French doors and there is a manageable lawn with hedgerows and willow fenced borders. The south facing cabin/home office provides versatile additional space and features an insulated floor and roof and internet/power.



### Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Services:

Mains electricity, water and drainage are connected. Air source heat pump and under floor heating installed.

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.

### Agents Notes:

Please note 'Shepherds Walk' is a private road.

Please note there is an annual charge of £225.00.

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## Shepherds Walk, West Stafford, Dorchester, DT2

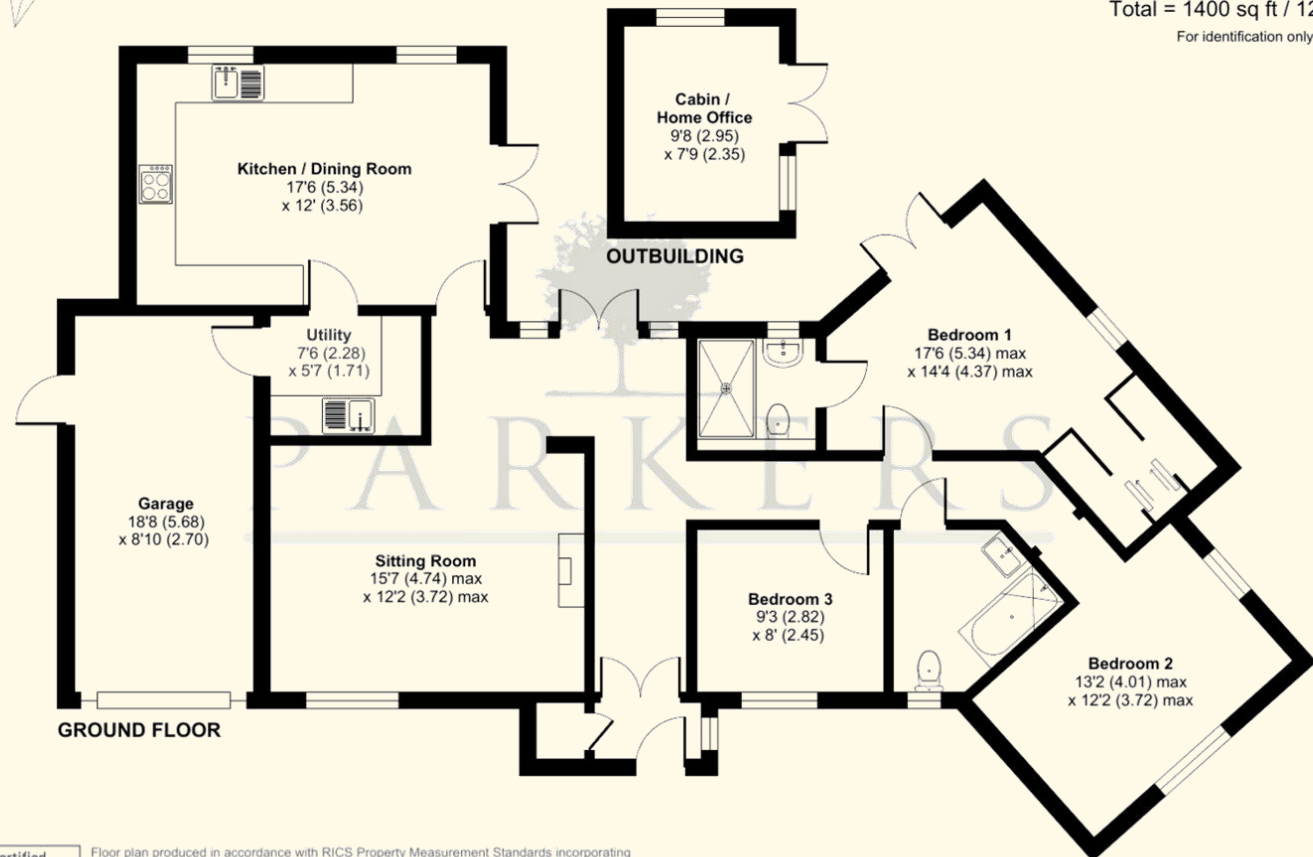
Approximate Area = 1160 sq ft / 107.7 sq m

Garage = 165 sq ft / 15.3 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 1400 sq ft / 129.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Parkers Estate Agents. REF: 1219288