



Stafford Gardens
West Stafford

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This charming, detached family home is ideally situated in the highly desirable area of West Stafford and within a designated conservation area. Boasting a spacious and thoughtfully-designed layout, the property offers two reception rooms for dining/living and entertaining, a large conservatory, kitchen, four bedrooms with en-suite facilities to the principal bedroom, family shower room and WC. Outside, the property benefits from a double garage, driveway and a good-size side garden and courtyard garden. EPC rating D.

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.



A part-glazed UPVC door leads to a spacious hallway which sets the tone for the property, with light wood-effect Karndean flooring, which flows into both reception rooms. A cupboard and WC are located within the hallway.

The kitchen is fitted with a range of white gloss wall and base level unit with worksurfaces over. Integral appliances include a Neff electric double oven and Neff four-ring electric hob with extractor hood above. There is a stainless-steel 1 ½ bowl sink and drainer with mixer tap and space is allocated for further appliances.

To the front of the property, is the sitting room, a generous-sized space, extending the full length of the property and featuring a central fireplace with open fire, wooden surround and stone mantle. French doors lead to the impressive conservatory with room for both dining and living furniture and a further set of French doors open directly onto the rear garden allowing natural light to seamlessly flood both rooms.



Ground floor accommodation is completed by the formal dining room.

The space, style and presentation continues to the first floor where a wrap-around landing gives access to the bedrooms and family shower room.

All four bedrooms are accompanied with plantation shutters and receive plentiful natural light via either a front or rear aspect window. Bedroom one additionally benefits from a selection of fitted wardrobes and en-suite shower room with WC and wash hand basin.

A family shower room serves the remaining bedrooms and is furnished with a suite consisting of corner shower cubicle, WC, wash hand basin with vanity storage below and heated towel rail.

Outside:

Externally, there is a side garden which has been beautifully landscaped with areas of patio, lawn and mature plants and shrubs. Adjacent to the kitchen, there is a courtyard garden, laid to shingle and offering a vegetable patch. Furthermore, there is off-road parking for up to four cars and a double garage with two up and over doors, light, power and a boarded loft above.

Flood Risk:

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F.

Agents Notes:

Please note the property is accessed via a shared private drive. The maintenance is shared between the four houses on an as and when basis.

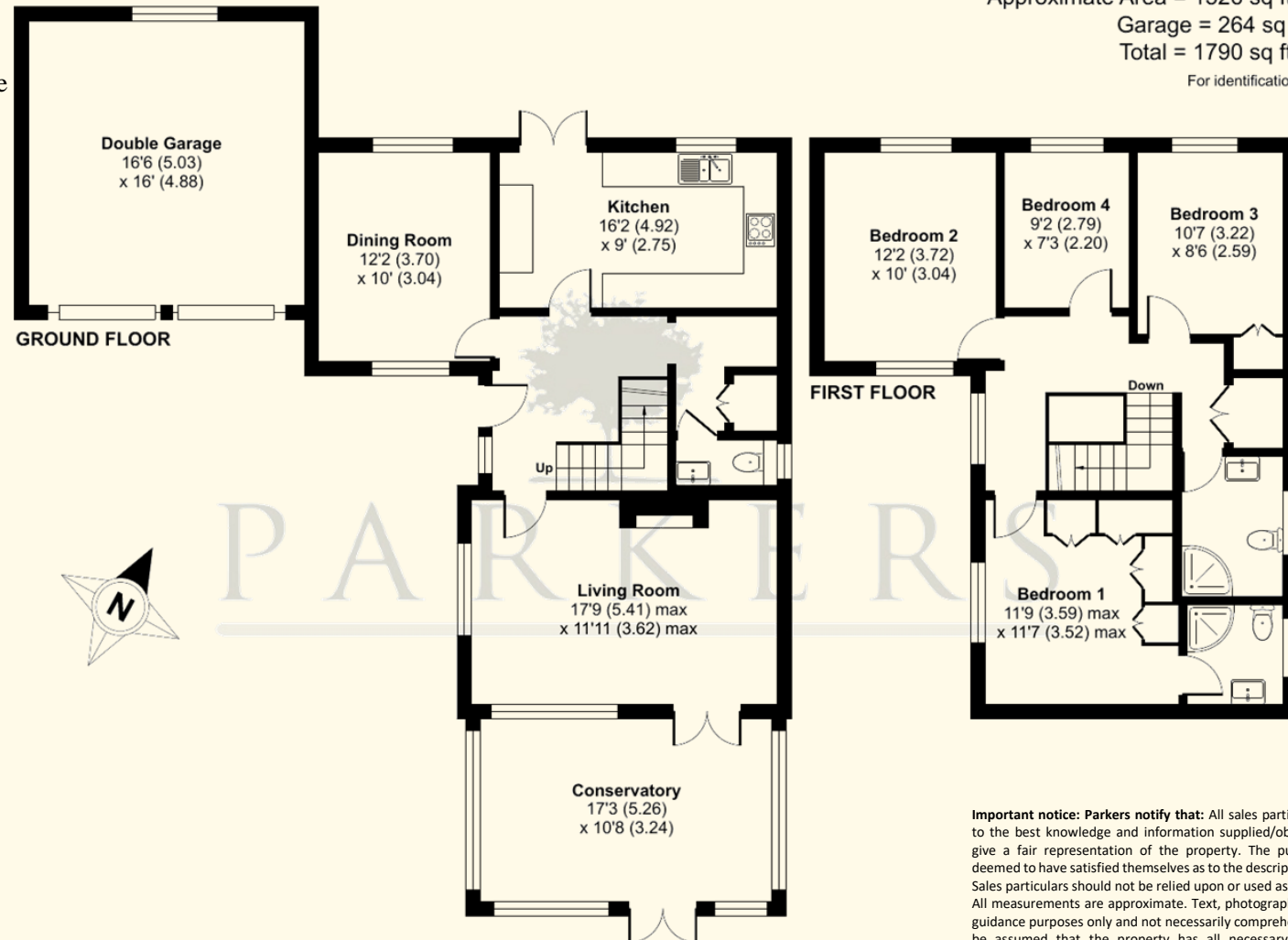
Stafford Gardens, West Stafford, Dorchester, DT2

Approximate Area = 1526 sq ft / 141.7 sq m

Garage = 264 sq ft / 24.5 sq m

Total = 1790 sq ft / 166.2 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). © nichecom 2025. Produced for Parkers Estate Agents. REF: 1260415

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