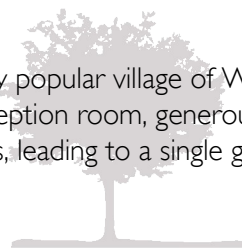




Glebeland Close, Dorchester

Offered with no forward chain is this detached bungalow situated in the highly popular village of West Stafford. The property presents an exceptional opportunity to acquire a full renovation project with accommodation including two double bedrooms, reception room, generous kitchen/diner and family bathroom. Externally, there are generous and mature gardens to the front and rear with a driveway offering parking for multiple cars, leading to a single garage. EPC rating E.



Asking price £280,000

Situation

West Stafford is a small, picturesque village nestled in the Frome valley of Dorset, just two miles east of the county town of Dorchester. The village maintains a quiet, rural atmosphere, with its primary amenity being the popular Wise Man Inn public house and a Grade II listed Village Hall that serves as a community space. The surrounding area is quintessential Hardy Country, with St Andrew's Church and Lower Lewell Farm widely believed to be the settings for key scenes in Thomas Hardy's *Tess of the D'Urbervilles*. The location is ideal for those seeking countryside and literary connection, bordered by the River Winterbourne and offering plenty of opportunities for walking and cycling with easy access to the broader Dorset countryside. For more extensive amenities, shops, and attractions, the historic market town of Dorchester is only a short drive away.

Accommodation

Approach and Entrance

The property is approached via a generous driveway offering off-road parking for multiple cars that leads to a single garage with a side access door to the rear garden and a front aspect up-and-over garage door. The garage is offered with power and light. There is a generous front garden, mainly laid to lawn with mature plants and hedges creating a natural border with neighbours and front privacy. A side aspect, UPVC, Part-glazed door opens onto the hallway which gives access to all rooms and a storage cupboard.

Reception Room

There is a good size, front aspect reception room with electric fire. A large window offers plentiful natural light.

Kitchen/Diner

The property boasts a large kitchen/diner with tiled flooring, a side aspect window and stable door to access the side/rear outside space and doors opening onto the rear.

Bedrooms

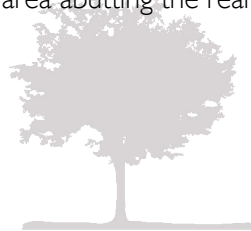
There are two double bedrooms with either a front or rear aspect window offering natural light.

Shower Room

There is a shower room with white suite comprising shower room, wash hand basin and toilet. The room is fully tiled and a rear aspect window offers natural light.

Rear Garden

The property boasts a large and level rear garden, mainly laid to lawn with patio area abutting the rear of the property. A gate adjoins the front and rear outside areas.



Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is D.

Services

Mains electricity and water are connected.
Oil fired central heating. Please be advised there is no oil storage tank at the property.

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#>

Mobile and Broadband

At the time of the listing, standard, superfast and ultra-fast broadband are available.

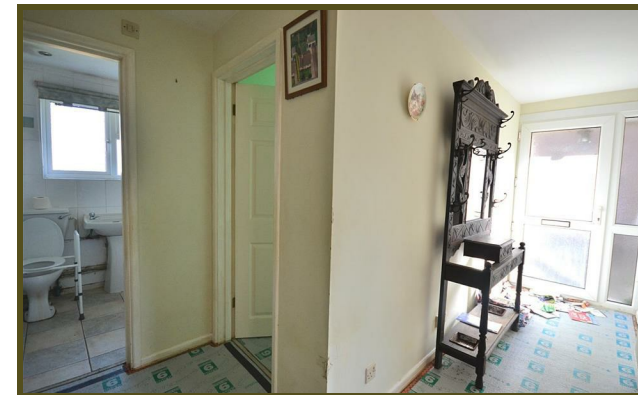
Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

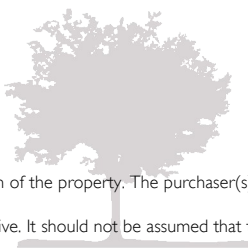
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

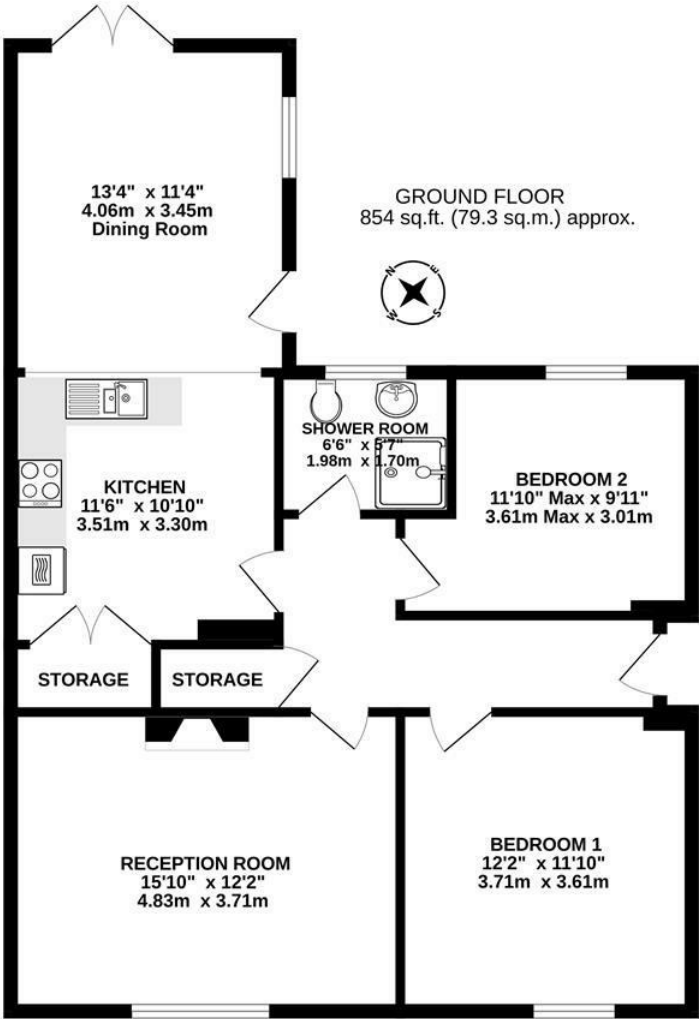


Important notice. Parkers notify that:

- 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.





24 GLEBELAND CLOSE

TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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