



8

Stapleford Court, Stalbridge, Sturminster Newton, Dorset



# 8

Stapleford Court  
Stalbridge  
Sturminster Newton  
Dorset DT10 2FD

An over 55's development house with communal gardens to the rear and parking to the front behind secure electric gates. All reasonable proceedable offers considered.



- Priced to sell
- Ideal retirement house on over 55s development
- Secure gated driveway with Car Port for No8
  - On-Site Manager (weekday mornings)
  - Communal Gardens
  - Chain free

Offers In Excess Of £200,000  
Freehold

Sturminster Sales  
01258 473766  
[sturminster@symondsandsampson.co.uk](mailto:sturminster@symondsandsampson.co.uk)





## THE DWELLING

Built of Stalbridge stone, this mid terrace house has excellent open plan reception space from the sitting room at the front to the rear conservatory. A walk in shower is a great addition to the downstairs. The kitchen is adjacent to the dining area for every day use. Upstairs are two double bedrooms and a further 3rd / box room along with a family bathroom.

## ACCOMMODATION

See Floor plan

## OUTSIDE

No 8 is set up to be as maintenance free as possible. The electric gates to the development lead along the drive to the car port, directly opposite the house. To the rear is a small patio area directly off the conservatory which then links to the well tended communal gardens only used by the residents. The site manager organises the gardens to be attended to. Around the site is communal lighting for night time security.

## SITUATION

Stalbridge is Dorset's smallest town boasting a busy traditional High Street with many shops and businesses including post office, butcher, hairdresser, dentist, cycle shop and busy local supermarket. Many businesses are second or third generation family run and help to provide an excellent community which also has a church and primary school. The market town of Sturminster Newton is approximately 6 miles to the south and the larger towns of Shaftesbury, Sherborne and Wincanton are within a 20 minute drive. Road links are excellent with the A30 at Henstridge and A303 at Wincanton and Templecombe (3.5 miles) has a mainline railway to London Waterloo. The surrounding area has an abundance of good quality schools and some of the finest countryside with excellent walking, cycling and riding. The coast at Bournemouth/Poole is within an hour's drive.

## DIRECTIONS

What3words:///warrior.pouting.interacts

## SERVICES

Mains water, electricity, gas and drainage are connected to the property.  
Mains gas central heating system.

## MATERIAL INFORMATION

Standard & superfast & ultrafast broadband is available.  
Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by O2 & Vodafone Networks)  
(Information from Ofcom <https://www.ofcom.org.uk>)  
Council Tax Band: D  
Restrictive Covenants: Over 55's  
Agents Notes: There is a management fee of £3,689pa, paid quarterly, for 2025 run by Broadleaf Management Services. Included within this charge is the maintenance of the garden, external painting of windows, cleaning of windows, communal lighting, buildings insurance and a Manager on site during weekday mornings  
Rights of Way: Shared private driveway with other residents

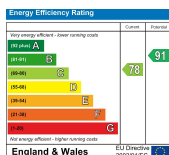




# Stalbridge, Sturminster Newton

Approximate Area = 1016 sq ft / 94.4 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: 1315472



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