# Rolfe East

## The Paddocks, Stalbridge, DT10 2PZ

### Price Guide £525,000

- MATURE DETACHED FOUR BEDROOM HOUSE IN EXCLUSIVE CUL-DE-SAC ADDRESS.
- GENEROUS LEVEL PLOT EXTENDING TO JUST UNDER A QUARTER OF AN ACRE.
- SOUTH FACING REAR GARDEN.
- VACANT - NO FURTHER CHAIN.
- DECEPTIVELY SPACIOUS ACCOMMODATION WITH THREE RECEPTION ROOMS (2249 sq ft).
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO EXCELLENT TOWN AMENITIES.
- ATTACHED DOUBLE GARAGE AND DRIVEWAY PARKING FOR 4-5 CARS.
- FOUR DOUBLE BEDROOMS - MASTER WITH EN-SUITE SHOWER ROOM.
- SHORT DRIVE TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

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# 1 The Paddocks, Stalbridge DT10 2PZ

VACANT - NO FURTHER CHAIN. '1 The Paddocks' is a substantial, modern, double-fronted, detached house (2249 square feet) situated in a prestigious, 'tucked away' residential address on a private road, a short walk to the pretty town centre and excellent amenities. It is a short drive to Sherborne town centre and the mainline station to London Waterloo. This well-appointed home stands in a generous level plot and gardens extending to just under a quarter of an acre (0.22 acres approximately) with the rear garden boasting a sunny southerly aspect and a good degree of privacy. There is ample private driveway parking at the front providing off road parking for four to five cars. The driveway leads to an attached double garage. The property offers superb scope for further extension, subject to the necessary planning permission. It benefits from good levels of natural light from large feature windows, dual aspects and a sunny southerly aspect at the rear. It is enhanced by uPVC double glazing and is heated by a mains gas fired radiator central heating system. The accommodation is well laid out and comprises entrance porch, large entrance reception hall, sitting room with doors leading into a dining room, open plan kitchen / breakfast room, conservatory, utility room and ground floor WC / cloakroom. On the first floor there is a generous landing area, master double bedroom with en-suite shower room, three further double bedrooms and a first floor family bathroom. The property has countryside walks from nearby the front doors – ideal as you do not need to put the children or the dogs in the car! It is a very short walk to the town centre. Stalbridge is Dorset's smallest town and offers a good pub, a Church of England primary school, dentist's, library, optician's, chemist's, post office and petrol station.

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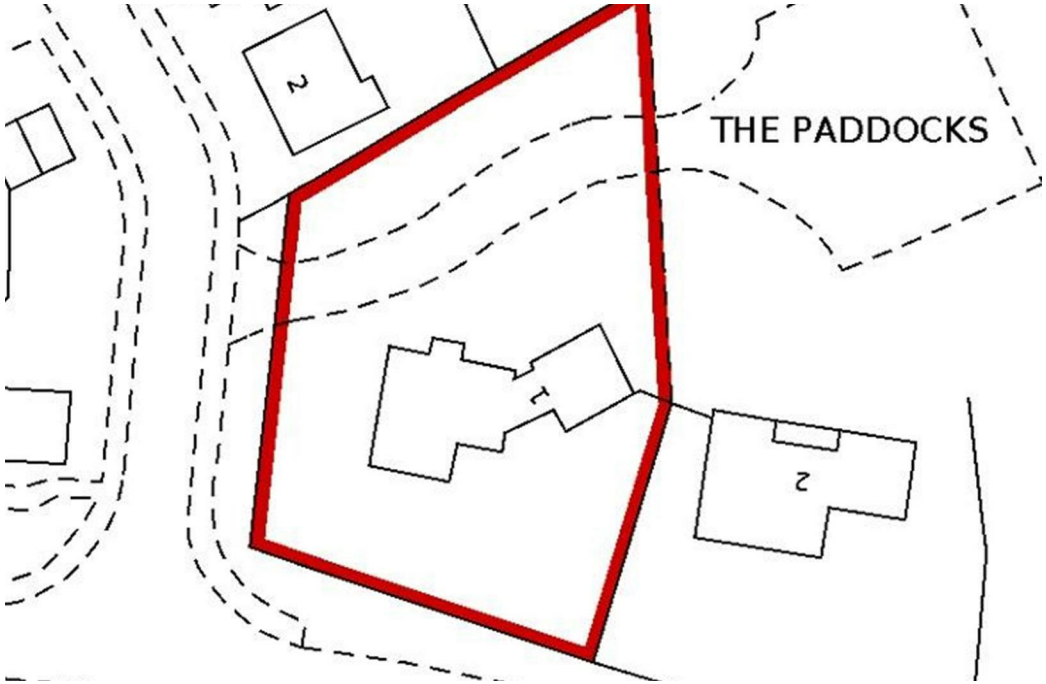
Council Tax Band: F



The town proudly boasts Dikes, a family run, independent superstore, deli and café, which is a short walk away and convenient for a wide range of good quality supplies.

The historic town centre of Sherborne is a short drive away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to two mainline railway stations making London Waterloo directly in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

uPVC double glazed front door leads to

ENTRANCE PORCH: 6' maximum x 4'5 maximum. uPVC double glazed windows to both sides and front, tiled floor, radiator. Hardwood multipane glazed door with glazed side lights leads to the

ENTRANCE RECEPTION HALL: 15'11 maximum x 8'5 maximum. A generous greeting area providing a heart to the home, hardwood staircase rises to the first floor, under stairs storage space, moulded skirting boards and architraves, radiator with decorative cover, telephone point. Glazed doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 19' maximum x 13'5 maximum. A generous main reception room enjoying a light dual aspect with uPVC double glazed windows to the rear and side, period style moulded ceiling coving, moulded skirting boards and architraves, period style fire surround with living flame gas fire, two radiator, TV point. Glazed door leads from the sitting room to the dining room providing a full through-measurement of 25' maximum.

DINING ROOM: 15'11 maximum x 11'11 maximum. A generous second reception room enjoying a light dual aspect with uPVC double glazed bay window to the side, uPVC double glazed window to the front, period style ceiling coving, moulded skirting boards and architraves, radiator. Glazed door leads back to the entrance reception hall.

KITCHEN BREAKFAST ROOM: 19'10 maximum x 12' maximum. A generous open plan room enjoying a light dual aspect with uPVC double glazed window to the front, double glazed sliding patio door to the rear, a range of oak panelled kitchen units comprising laminated worksurface, tiled surrounds, inset composite sink bowl and drainer unit with mixer tap over, garbage disposal unit, inset gas hob, a range of drawers and cupboards under, integrated Neff dishwasher, integrated undercounter fridge and freezer, breakfast bar, a range of matching wall mounted cupboards, glazed display cabinets with under unit lighting, wall mounted concealed cooker hood extractor fan, inset ceiling lighting, ceramic floor tiles, period style ceiling coving, moulded skirting boards and architraves, radiator, TV point. uPVC double glazed sliding patio doors lead to

CONSERVATORY: 12'8 maximum x 14'8 maximum. uPVC double glazed construction with views across the rear garden, two wall mounted radiators, light and power connected.

Multipane glazed door leads from the kitchen breakfast room, steps lead down to

UTILITY ROOM: 13'2 maximum x 8' maximum. uPVC double glazed window overlooks the rear garden, a range of fitted oak panelled units comprising laminated worksurface, tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, filter water tap, a range of cupboards under, space and plumbing for washing machine and tumble dryer, a range of matching wall mounted cupboards, radiator, ceramic floor tiles, integral door leads to attached garage. Door from the utility room leads to

CLOAKROOM / WC: 7'9 maximum x 3'5 maximum. Fitted low level WC, pedestal wash basin, radiator, double glazed window to the front, tiling to splash prone areas, tiled floor, extractor fan.

Hardwood staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 15'7 maximum x 8'5 maximum. A generous first floor landing area, period style ceiling coving, moulded skirting boards and architraves, radiator, uPVC double glazed window to the front, ceiling hatch and fitted loft ladder lead to loft storage area, electric light connected. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 13'3 maximum x 13'9 maximum. A double room enjoying a light dual aspect, double glazed windows to the side and rear, period style ceiling coving, moulded skirting boards and architraves, telephone point, radiator, fitted bedroom furniture includes wardrobes, dressing table. Panel door leads to

EN-SUITE SHOWER ROOM: 11'1 maximum x 4'10 maximum. A fitted white suite comprising low level WC, wash basin over storage cupboard, fitted worksurface with cupboards under, glazed corner shower cubicle, tiling to splash prone areas, wall mounted mains shower over, shaver point, extractor fan, uPVC double glazed window to the side.

BEDROOM TWO: 12’ maximum x 9’3 maximum. A second double bedroom, uPVC double glazed window to the rear, radiator, telephone point, period style ceiling coving, moulded skirting boards and architraves, door leads to fitted wardrobe cupboard space, further door to shelved cupboard.

BEDROOM THREE: 12’3 maximum x 9’6 maximum. A third double bedroom, uPVC double glazed window to the front, radiator, period style ceiling coving, moulded skirting boards and architraves, TV point, double doors lead to fitted wardrobe cupboard.

BEDROOM FOUR: 9’6 maximum x 10’4 maximum. A fourth double bedroom enjoying a light dual aspect with uPVC double glazed window to the front and side, radiator, period style ceiling coving, moulded skirting boards and architraves, TV point, double doors lead to fitted wardrobe cupboard space.

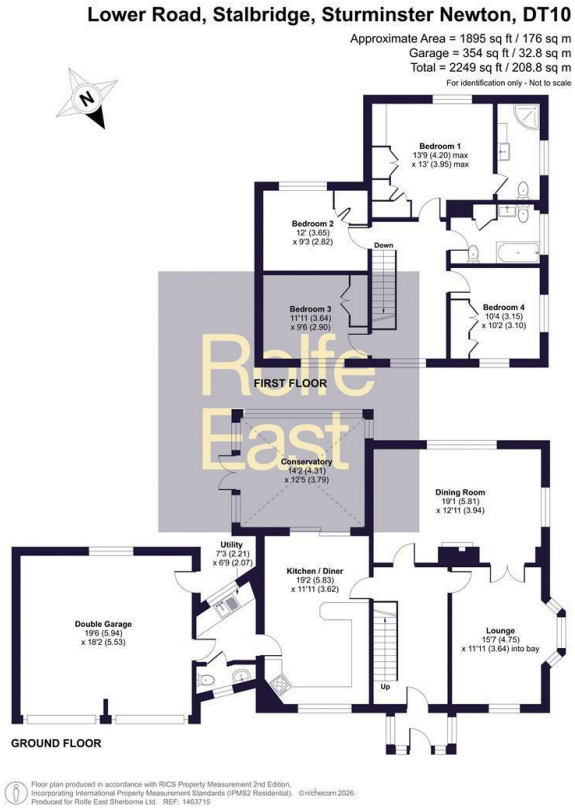
FAMILY BATHROOM: 10’5 maximum x 6’8 maximum. A period style white suite comprising low level WC, pedestal washbasin, panel bath with mains shower tap arrangement over, bidet, tiling to splash prone areas, shaver point, extractor fan, uPVC double glazed window to the side, radiator. Panel door leads to airing cupboard housing Megaflo sealed hot water cylinder and immersion heater, slatted shelving.

OUTSIDE:
This substantial detached property stands in a level plot extending to just under a quarter of an acre (0.22 acres approximately).

At the front of the property, there is a large lawned front garden. A dropped curb gives vehicular access to a private driveway giving a depth of 45’ from the private road. Brick paved private driveway provides off road parking for 5 cars or more, outside lighting. Driveway leads to

ATTACHED DOUBLE GARAGE: 18’10 in depth x 19’9 in width. Two automatic up-and-over garage doors, double glazed window to the rear, light and power connected, uPVC double glazed door to the rear, garage houses wall mounted boiler and water softener, ceiling hatch to loft storage above.

There are substantial gardens at the front, side and rear of the property. Access on both sides of the house leads to the main rear garden. The gardens are enclosed by brick walls and mature hedging, outside lighting, outside power point, outside tap, paved patio seating area, timber garden shed.



## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

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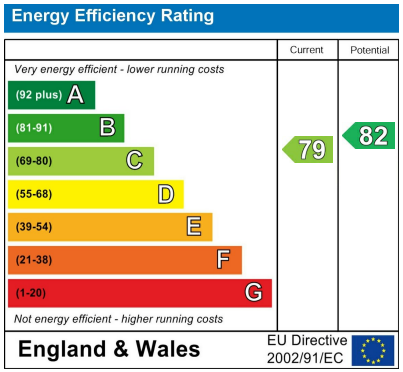


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