

for sale

from **£575,000**



## Grove Gardens, Pond Walk, Stalbridge, Sturminster Newton, DT10 2PY

An exclusive collection of just 9 detached homes comprising a superb mix of spacious four-bedroom family homes and beautifully designed three-bedroom detached bungalows with detached garages. These high-specification homes combine contemporary energy-efficient living with exceptional craftsmanship.

## Kitchens

- \* Bespoke Shaker-style "Haydown" kitchen cabinetry with soft close doors and drawers
  - \* 20mm Quartz work surfaces
  - \* Integrated appliances (plot dependent)
1. Integrated dishwasher
  2. Integrated fridge/freezer
  3. Bosch Double fan assisted ovens
  4. Bora induction hob with integrated extraction
  5. Selected plots with warming drawers and wine coolers
- \* Pendant lighting above islands where applicable

## Utility/Bathroom/En-Suite/WC

1. Hard flooring for utility
2. Tiled floors to bathroom and en-suites
3. Anti-mist lit mirrors above sinks in bathrooms and en-suites

4. 'Marmol Carrara Blanco' Marble effect wall tiling to all main bathrooms
5. Wall hung vanity basins
6. Chrome taps and shower units
7. Main bathrooms offer baths with detachable shower arm over
8. En-suites fitted with walk in showers and glass/chrome shower screens
9. Chrome wall fitted towel rails (where applicable)

## Heating & Energy Efficiency

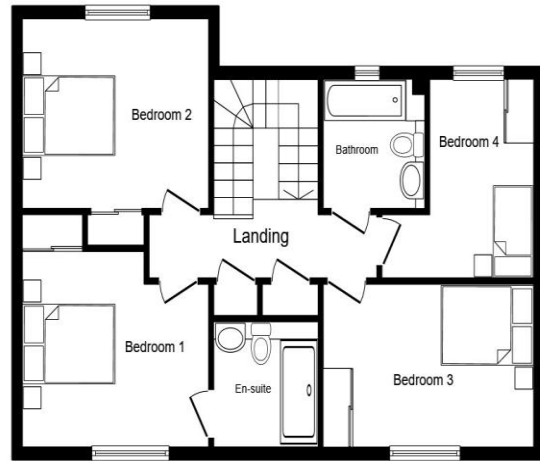
- \* Worcester Bosch air source heat pumps
- \* EV charging points
- \* Underfloor heating throughout bungalows
- \* Underfloor heating to ground floors of houses
- \* Radiators to first floors of houses
- \* Thermostatic heating controls
- \* Electric thermostatic towel rails to bathrooms and en-suites







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

To view this property please contact Connells on

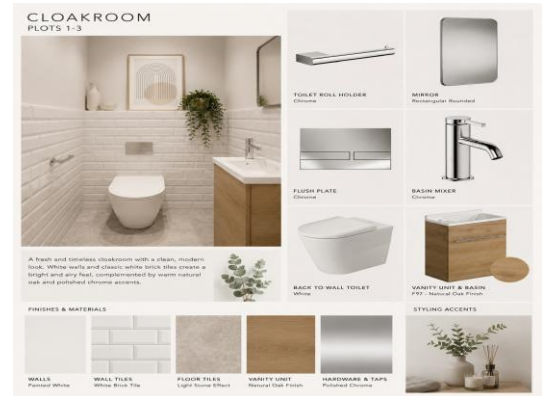
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Property Ref: SHR306671 - 0004

Tenure:Freehold EPC Rating: Exempt

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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