Rolfe East

Stapleford Court, Stalbridge, DT10 2FD

Offers In The Region Of £210,000

- NATURAL STONE TERRACED HOUSE FOR THOSE OVER THE AGE OF 55 YEARS.
- PRIVATE PATIO GARDEN LEADING INTO LARGE COMMUNAL GARDEN.
- THREE RECEPTION ROOMS INCLUDING CONSERVATORY.
- VACANT - NO FURTHER CHAIN.
- SINGLE CARPORT PLUS VISITORS PARKING FACILITY.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO STALBRIDGE TOWN CENTRE AND EXCELLENT AMENITIES.
- EXCLUSIVE GATED COMMUNITY WITH ONSITE MANAGER.
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM.
- SHORT DRIVE TO SHERORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
https://www.rolfe-east.com/

8 Stapleford Court, Stalbridge DT10 2FD

UNEXPECTEDLY RE-AVAILABLE. VACANT - NO FURTHER CHAIN. ‘8 Stapleford Court’ is a well-presented, natural stone, deceptively spacious, terraced home for those over the age of 55 years. This attractive home is part of a stylish, gated complex very near the heart of this popular Dorset town, a short walk from excellent amenities. The property has a private, patio garden at the rear boasting a sunny westerly aspect and opening on to a large, pretty, communal garden. There is a single carport opposite plus visitors parking. The house is stylish and distinctive with an excellent flow of natural light from a sunny east-to-west aspect and a calming vibe. This home must be viewed to be appreciated. It is heated via a mains gas fired radiator central heating system and uPVC double glazing. The well-arranged, flexible accommodation is over two floors. It comprises entrance reception hall, sitting room, dining room, conservatory, kitchen and ground floor WC / shower room. Stairs and a stairlift rise from the entrance hall to the first floor. On the first floor there is a landing area, two double bedrooms, a third occasional bedroom / office and a family bathroom. This unique home enjoys lovely countryside walks and town centre walks from nearby the front door - ideal as you do not need to put the grand children or the dogs in the car! Stalbridge is Dorset's smallest town and offers a selection of good pubs, a Church of England primary school, dentist's, library, optician's, chemist's, post office and petrol station. 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.

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Council Tax Band: D

It is a short drive to the historic town centre of Sherborne with its superb boutique high street on the doorstep 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 the mainline railway station to London Waterloo. Sherborne has 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 superb restaurant.

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.

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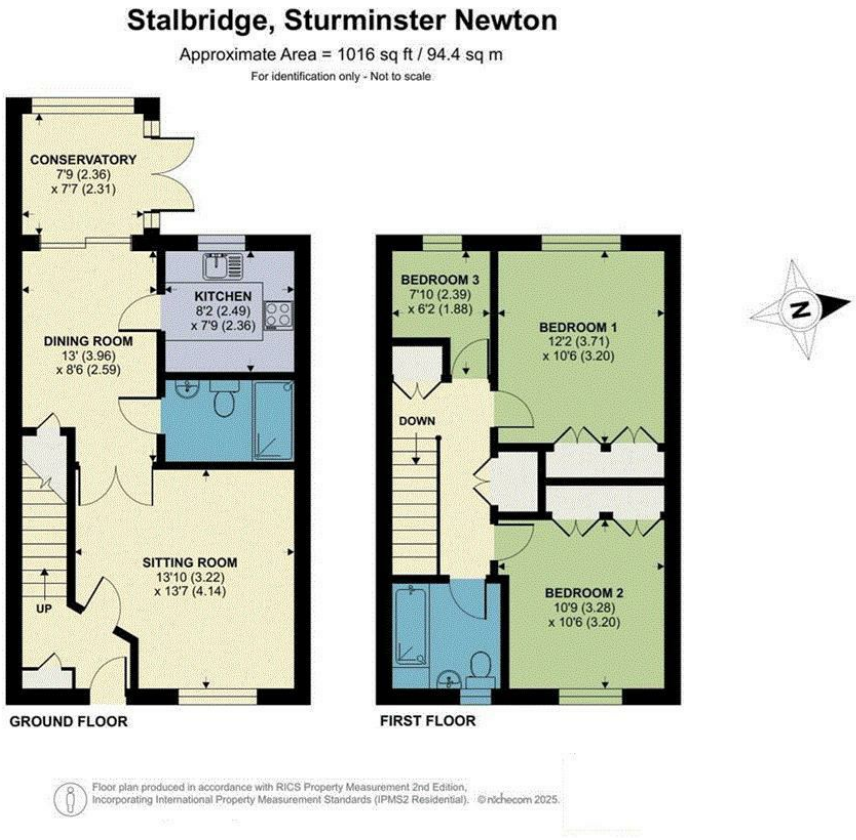

Directions

Viewings

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

Council Tax Band

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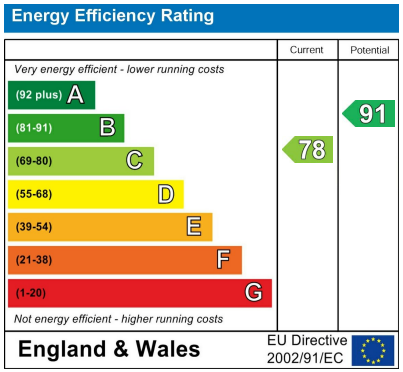

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