

Symonds
& Sampson



Ross

Glebeland Close, West Stafford, Dorchester, Dorset

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Glebeland Close, West Stafford
Dorchester, Dorset
DT2 8AE

A beautifully extended and modernised detached bungalow in a charming Dorset village with spacious living and garden.



- Detached bungalow with stylish improvements
- Three double bedrooms, contemporary bathroom
 - Open-plan kitchen/living with island
 - Integrated appliances including a wine chiller
- Double garage with planning to extend the master bedroom
 - Level lawn with large patio
 - Air source heating, UPVC glazing
- Charming village location with countryside access

Guide Price **£475,000**

Freehold

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THE PROPERTY

Ross is a detached bungalow that has been thoughtfully extended and significantly modernised by the current owner. Improvements include updated electrics, a modern air source heat pump system, and a double garage with planning permission (ref: P/HOU/2022/03768) to allow reconfiguration, creating a dressing room and en suite to the principal bedroom.

The property is beautifully presented throughout and offers well-proportioned, naturally bright accommodation, including three double bedrooms, a contemporary bathroom fitted with white sanitary ware, and a separate utility room with space and plumbing for a washing machine, as well as a hot water cylinder with immersion heater.

The standout feature is the impressive open-plan kitchen/living space. The kitchen is well-proportioned and fitted with a comprehensive range of cupboards and drawers, work surfaces with complementary tiled splashbacks, and a matching island with breakfast bar seating for four. Integrated appliances include a wine chiller, dishwasher, electric hob, and eye-level fan and combination oven. There is ample space for a dining table and chairs, with tiled flooring and French doors opening onto a large patio - ideal for indoor-outdoor living.

The kitchen flows seamlessly into the living area, which features a chimney breast with a cosy wood-burning stove and hearth, along with provision for a wall-mounted television.

Further benefits include UPVC double glazing, the energy-efficient air source heating system, an attached double garage with power and lighting, a gravel driveway, and additional parking to the front of the property.

OUTSIDE

A patio spans the full width of the bungalow, with steps leading down to a level lawn. The garden is bordered by established hedging and a brick wall along the far boundary, with planned new fencing to enhance privacy. Provision is in place for power and water, should a garden building or summerhouse be desired in the future.

There is also side access, while the front garden features a mature beech hedge and lawn.

SITUATION

West Stafford is a charming village in the Frome Valley, approximately 2.5 miles east of Dorchester, the county town. The village is home to the charming St Andrew's Church - famously the setting for Tess and Angel Clare's wedding in Tess of the d'Urbervilles - and the well-regarded "The Wise Man" pub.

Set in the heart of Dorset, West Stafford is surrounded by rolling countryside, with easy access to a network of footpaths and bridleways, as well as nearby Puddletown Forest. A few miles to the south lies the Jurassic Coast, renowned for its sandy beaches, scenic coastal walks, and a variety of water sports.

Dorchester, just a short distance away, provides a wide range of shopping, educational, leisure, and recreational facilities, along with Dorset County Hospital. Communications are excellent, with mainline rail links from Dorchester to London Waterloo and Bristol Temple Meads. The A35 offers convenient road access to Weymouth, Poole, and Bournemouth, while cross-channel ferry services operate from both Poole and Weymouth.

DIRECTIONS

What3words///smarting.cherubs.draw

SERVICES

Mains water, electricity and drainage are connected.
Air source heat pump.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The neighbouring property, Littlecroft, benefits from a vehicular and pedestrian right of access over a defined strip of land within the ownership of Ross, situated beyond the main driveway.



Glebeland Close, West Stafford, Dorchester

Approximate Area = 1164 sq ft / 108.1 sq m
 Garage = 279 sq ft / 25.9 sq m
 Total = 1443 sq ft / 134 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-14)	A		
(15-17)	B		
(18-20)	C		
(21-23)	D		
(24-27)	E		
(28-30)	F		
(31-35)	G		
Not energy efficient - higher running costs			
England & Wales		55	71
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1433780



Dorchester/SXP/02.04.2026



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