



Connells

Grove Gardens Pond Walk
Stalbridge Sturminster Newton

Grove Gardens Pond Walk Stalbridge Sturminster Newton DT10 2PY

for sale from
£575,000



Property Description

Grove Gardens is an exclusive new development of just nine thoughtfully designed detached homes, ideally positioned off Pond Walk in Stalbridge. The development offers a carefully curated mix of three detached four-bedroom houses and six detached three-bedroom bungalows, all with detached garages, perfectly suited to a range of buyers seeking high-quality, energy-efficient living within a desirable and well-connected location.

Constructed by respected developer Baddow Estates, each home has been designed with an emphasis on craftsmanship, comfort and contemporary specification. The homes feature bespoke stylish shaker-style kitchens complemented by quartz worktops and a range of integrated appliances, with selected plots benefiting from additional luxury features including warming drawers and wine coolers. Bora venting induction hob systems further enhance the sleek modern, yet functional kitchen designs.

Sustainability and efficiency sit at the forefront of the specification, with Worcester Bosch air source heat pumps, EV charging points and individually controlled heating systems throughout. Underfloor heating is fitted throughout the bungalows and to the ground floors of the houses, creating a warm and comfortable living environment.

Internally, the homes offer elegant finishes including quality hard flooring to kitchens, dining areas and utility spaces, fitted carpets to sitting rooms and bedrooms, tiled en-suite and bathroom flooring, oak-style internal doors with nickel ironmongery, and stylish contemporary lighting throughout.

Positioned within easy reach of the centre of Stalbridge, Grove Gardens benefits from excellent local amenities, highly regarded schooling, nearby countryside walks and

convenient transport links, making it an exceptional opportunity for those seeking luxury new homes in a desirable Market town and Dorset setting.

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

Internal Finishes

- * Hard flooring to kitchens, dining areas, utility rooms and WCs
- * Deep pile Corma super soft Carpets fitted to sitting rooms and bedrooms
- * Tiled flooring to en-suites and bathrooms
- * Oak-style internal doors with nickel ironmongery
- * Staircases, where applicable will showcase exposed wooden handrails to compliment internal door fixtures
- * White and nickel sockets and switches with USB charging points where applicable
- * Spotlights to kitchens, bathrooms, hallways and landings
- * Pendant lighting to bedrooms
- * Sleek smooth finish ceilings

External Finishes

- * Light landscaping to front elevation gardens, inclusive of planting and turf
- * Fencing surrounding boundaries, plot specific
- * Black guttering and down pipes, complimented by white UPVC soffits and fascias
- * Permeable Block paved private drives, complimented by clean permeable tarmac and paved shared roadways
- * Composite front doors
- * Electric power and lighting to all garages adorned with traditional wood effect doors
- * Turfed rear gardens with patio
- * External taps
- * External lighting to front, rear, porch and parking as standard

Location Information

Set amidst the rolling countryside of North

Dorset, Stalbridge is an attractive and characterful market town offering an enviable blend of rural charm and everyday convenience. Its traditional high street provides a thoughtful mix of independent shops, a popular supermarket, and essential amenities, all contributing to a warm and well-established community atmosphere.

Surrounded by the idyllic landscape of the Blackmore Vale, the area is perfect for country walks and outdoor pursuits, while the Jurassic Coast and Dorset's renowned Areas of Outstanding Natural Beauty lie within easy reach.

Stalbridge is particularly appealing for families and professionals alike, with a well-regarded local primary school and excellent secondary schooling in nearby Sherborne and the surrounding towns. Just a short drive away, Sherborne also offers boutique shopping, dining, and direct rail links to London.

Refined yet relaxed, Stalbridge presents an exceptional setting for modern country living.

The nearby abbey Town of Sherborne, approximately 15 minutes away, offers a wealth of boutique shopping restaurants cafes and cultural attractions alongside highly regarded schooling options and a mainline railway station providing direct services to London Waterloo and Exeter.

To the northeast lies Shaftesbury, famed for its historic gold hill, independent character and far-reaching countryside views. The town provides further shopping leisure and educational facilities as well as access towards Salisbury, Poole and the wider southwest via the A30 and A350.

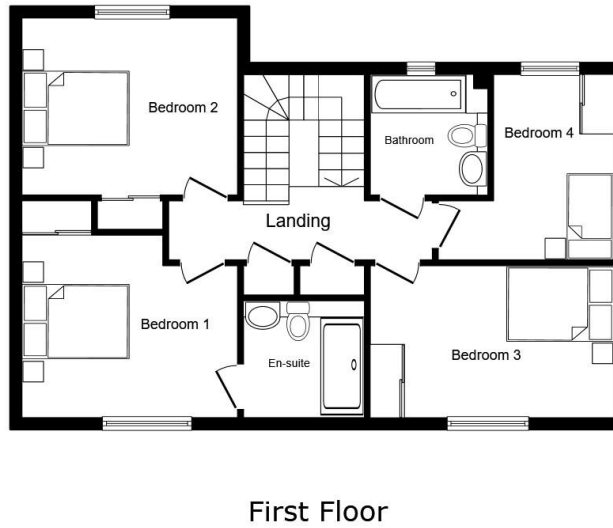
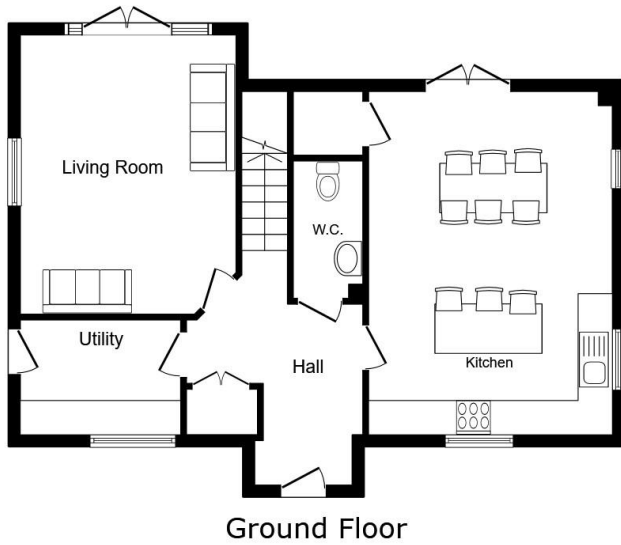
For commuters Grove gardens benefits from convenient road connections via the A357 and nearby A30 linking to Yeovil, Dorchester Salisbury and the wider motorway network

Rail services are available from Sherborne, Templecombe and nearby Gillingham both offering routes to London Waterloo

Please Note

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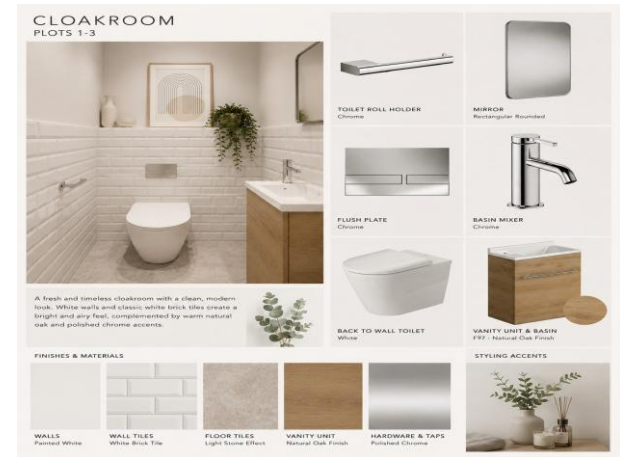
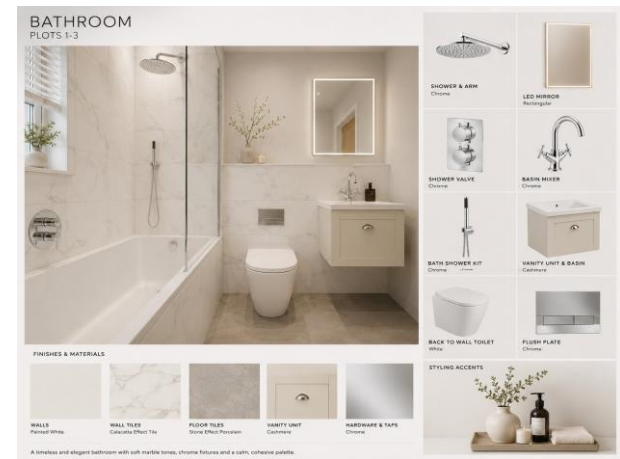
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92 Cheap Street
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EPC Rating:
 Exempt

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Tenure: Freehold



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Property Ref: SHR306671 - 0007