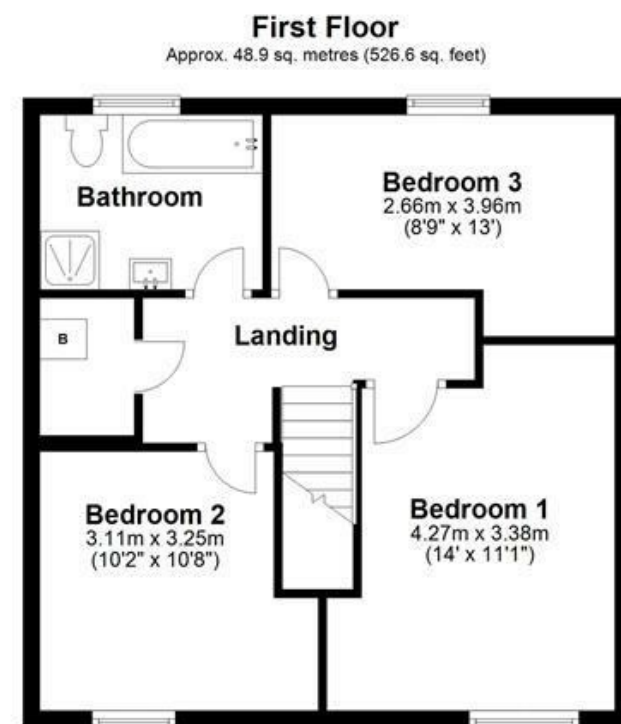
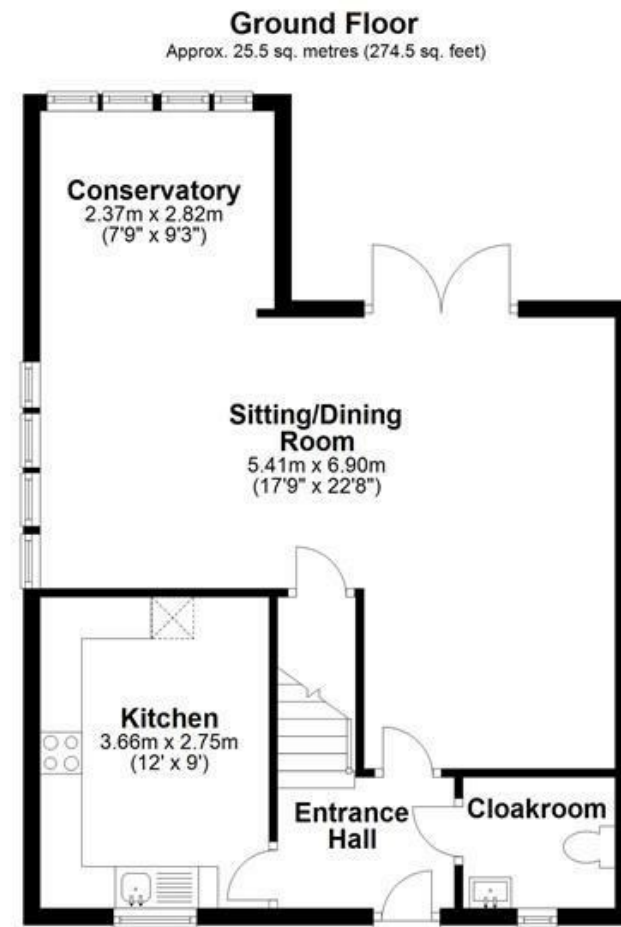




Total area: approx. 74.4 sq. metres (801.0 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Stapleford Court Stalbridge

Asking Price
£300,000

Stylish New Home in Exclusive Over-55s Gated Development – No Onward Chain

This brand new home, offered with no onward chain, is set within an exclusive gated community designed for the over 55s. Surrounded by other high-quality, similarly styled properties, the development enjoys a peaceful yet convenient location, just a short distance from the town's amenities and scenic countryside walks.

The property offers three generously sized bedrooms and a large, well-appointed bathroom. At its heart is a contemporary open-plan living area, with double doors opening out to a raised sun terrace — perfect for relaxing or entertaining. An opening leads into a light-filled conservatory, creating a bright and versatile additional living space. The modern kitchen is well-equipped with integrated appliances and plenty of storage, ideal for both day-to-day living and hosting.

Outside, the home overlooks a communal lawned area to the front, while the rear garden enjoys distant views across the beautiful Dorset countryside toward Duncton Wood. The private garden has been thoughtfully landscaped, with a raised Indian Sandstone sun terrace, a neatly kept lawn, and attractive flower and shrub borders. A gravelled path leads to the front door and continues to the car barn located at the rear of the garden.

Additional benefits include a build guarantee for peace of mind and the presence of a part-time site manager, ensuring the development remains well maintained and welcoming. This is a rare opportunity to enjoy a high-quality, low-maintenance lifestyle in a secure and friendly community.



STAPLEFORD COURT

The Property

Inside

Ground Floor

The front door opens into a good sized, bright and welcoming entrance hall with stairs rising to the first floor and doors leading off to the kitchen, open plan living space and the cloakroom, which is fitted with a WC and vanity style wash hand basin. At the back of the house is a fabulous open plan living space that is L shaped and has distant countryside views - double doors open out to the sun terrace and there is an opening into the conservatory, which has full height windows to the rear and double doors to the side that open to the sun terrace and a practical wood LVT flooring. There is access from the open plan living space into the understairs cupboard where the underfloor heating controls are located and to the kitchen.

The generously sized kitchen overlooks a communal lawned garden and is fitted with a range of modern soft closing units consisting of floor cupboards, separate drawer unit and eye level cupboards with counter lighting beneath. You will find a good amount of work surfaces with a matching upstand and a sink and drainer with a swan neck mixer tap. The integrated appliances consist of a built in oven and ceramic hob with an extractor hood above, fridge/ freezer, washing machine and dishwasher. For practicality and appearance, the floor is laid in a wood LVT.

First Floor

On this floor you will find a large walk in store cupboard that houses the gas fired central heating boiler and doors that lead off to the bedrooms and bathroom. The bathroom is fitted with a stylish suite consisting of a vanity wash hand basin with a mono tap, shower cubicle with a mains shower, WC and a bath. The floor is laid in a wood LVT. All three bedrooms are generously sized - two of the bedrooms overlook the lawn to the front and one has a view over the rear courtyard to the countryside in the distance.

Outside

Parking and Garden

There is a shared car barn with one allocated parking space inside, that is located to the rear of the garden and has a gravelled path that leads to the back of the house and garden. The courtyard garden has a lawn that is edged by flower and shrub beds with steps rising to the sun terrace that is laid to Indian Sandstone patio. The gravelled path continues to the front of the house where there is a communal lawn area and an outside water tap.

Useful Information

Energy Efficiency Rating C

Council Tax Band D

uPVC Double Glazing

Gas Fired Central Heating - underfloor heating on the ground floor and radiators on the first floor with the exception of the bathroom, which has a chrome heated towel rail.

Mains Drainage

No Onward Chain

The property is sold under a Freehold Transfer, which means that the land it is built on and its private garden are owned by the property.

The development is managed by Broadleaf Management Services with a yearly charge of £3689 annually (2 x £838.50 & 2 x £1006). The charge covers a comprehensive range of services, which includes building insurance, external painting, maintenance manager on site in the mornings of Monday to Friday, upkeep of all communal gardens and buildings, all window cleaning (including the conservatory) and security and lighting. All communal areas have external timed lighting operating from dusk to 10.30pm and from 6am until light in the darker months.

The ground rent is £335 per annum fixed until 2028.

Location and Directions

The property is located just a short stroll to the high street of the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent OFSTED report, dental surgery and public house as well as a variety of takeaway shops plus optician's, chemist's and petrol station. Stalbridge is only a 15 minute drive to the historic Abbey town of Sherborne with its mainline rail link to London Waterloo in just over two hours and only a 3 mile drive to Templecombe railway station - also a direct rail link to London. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town benefits from excellent communication links with the A30 and A303 both close by.

Postcode - DT10 2FD

What3words - ///blurs.jetted.rainy



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.