Shepherds Walk

West Stafford Dorchester, DT2 8GQ

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Guide Price
£550,000 Freehold

Hull Gregson Hull

Shepherds Walk

West Stafford Dorchester, DT2 8GQ

- Peaceful village-edge development
- EV charger, power and lighting to garage
- Driveway parking for two vehicles and single garage
- Zoned underfloor heating to ground floor
- Two Bathrooms - Ensuite To Main
- Ground Floor W.C
- Immaculately Presented
- Energy-Efficient Living With Air-Source Heat Pump
- Feature Log Burner
- Ample Storage Options

Set within the peaceful village-edge development of Shepherds Walk, this beautifully presented three-bedroom home was completed in 2022 by Montpelier Developments and offers stylish, energy-efficient living in an attractive Dorset setting.

The welcoming reception hall creates an excellent first impression, with two generous storage cupboards providing plenty of space for coats, shoes and everyday essentials. A discreet cloakroom adds further practicality for family life and visiting guests.

At the heart of the home is the spacious kitchen/dining/family room, designed as a sociable space for cooking, dining and relaxing together. The kitchen is fitted with integrated AEG appliances, including an eye-level double oven, ceramic hob and dishwasher, while the dual-aspect layout allows natural light to fill the room throughout the day. Doors open directly onto the garden, creating an easy flow for summer dining, entertaining friends or simply enjoying morning coffee outdoors.

The separate sitting room offers a more intimate place to unwind, with a feature log burner creating a warm and inviting focal point during the colder months. Doors

onto the garden connect the room with the outdoor space, making it equally suited to cosy evenings, quiet reading or relaxed family time.

Upstairs, the spacious landing includes two further storage cupboards, helping to keep the home organised and clutter-free.

The principal bedroom provides a calm and comfortable retreat, with pleasant views to the rear, fitted wardrobes and a stylish en-suite shower room. The electrically operated Velux window brings additional natural light into the space, while the en-suite adds privacy and convenience to the everyday routine.

Bedroom two is another generous double room, also overlooking the rear garden and benefiting from fitted wardrobes. Its proportions make it ideal for family members, older children or visiting guests, with ample space for additional furniture or a study area.

Bedroom three is positioned to the front of the property and features an electrically operated Velux window, allowing light to pour in. This versatile room would work equally well as a child's bedroom, guest room, creative space or dedicated home office.

The family bathroom is finished to a high standard and offers a relaxing space to begin or end the day, with a panelled bath, rainfall shower, shower screen and vanity unit providing both comfort and practicality.

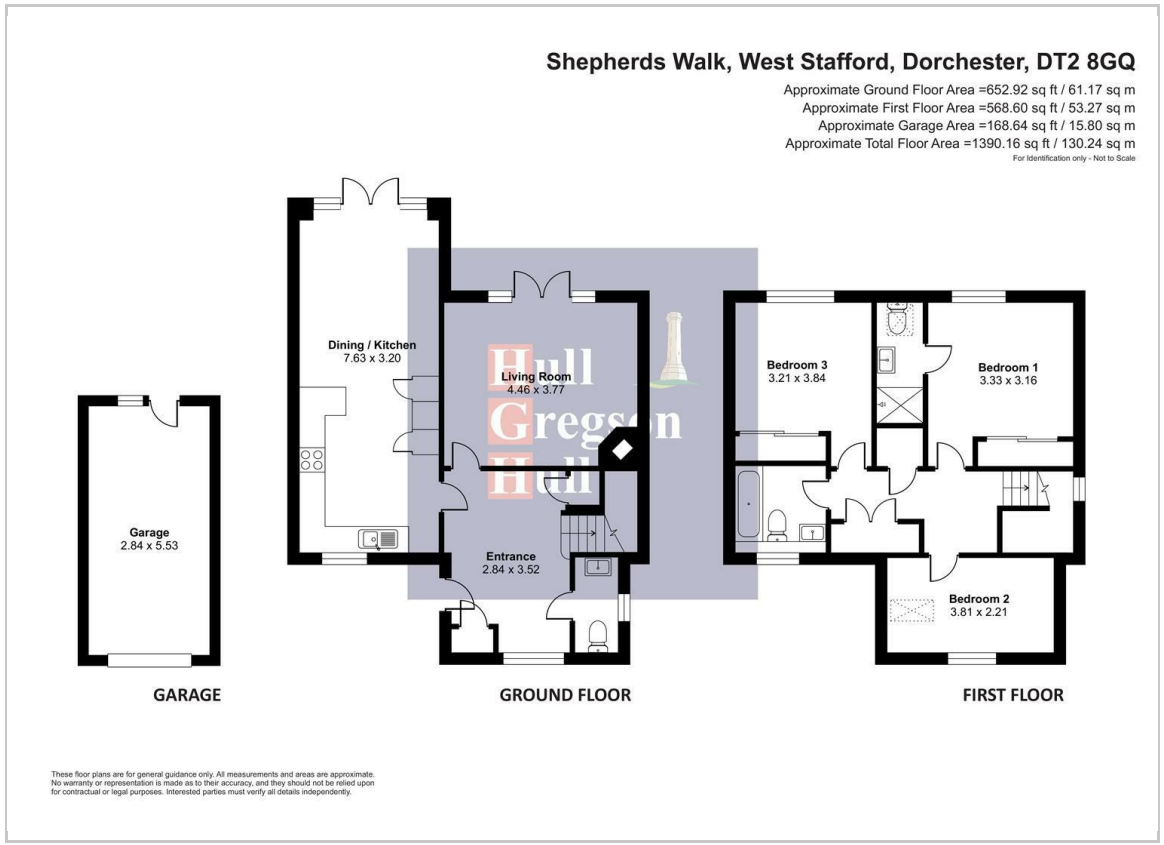
Outside, the rear garden has been thoughtfully arranged to offer several areas for relaxing and entertaining. A generous patio provides the ideal setting for outdoor dining and barbecues, while the well-maintained lawn offers space for children, pets or simply enjoying the sunshine. Established flower borders, raised beds and a greenhouse will appeal to keen gardeners, while fencing and hedging create a private and peaceful atmosphere.

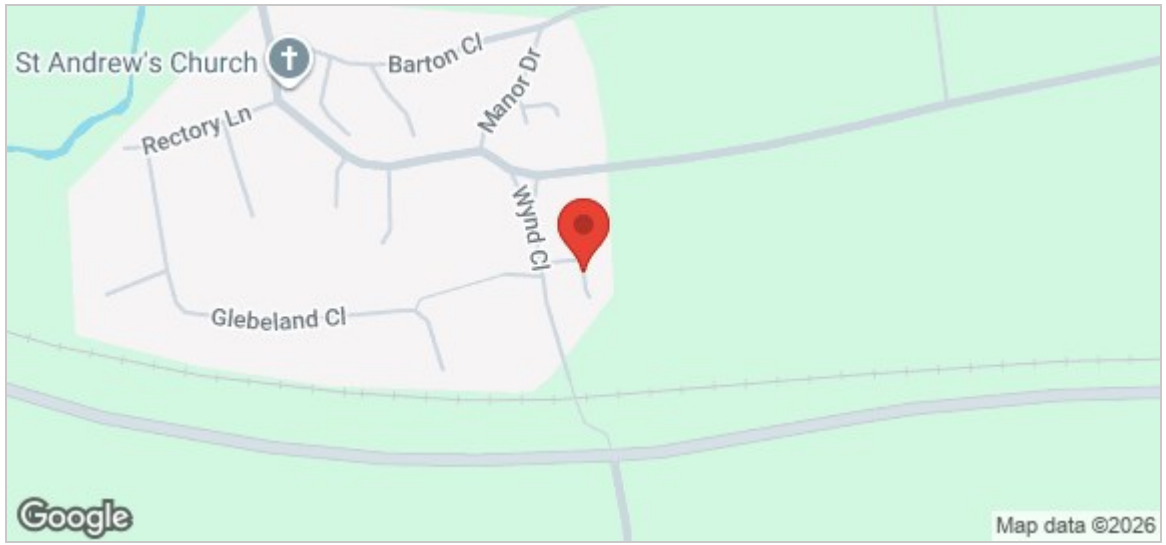
A side gate provides convenient access to both the garden and garage. To the front, driveway parking for two vehicles leads to a single garage with power, lighting and an external EV charging point.

The property also benefits from zonal underfloor heating on the ground floor, radiators upstairs and an air source heat pump, offering a comfortable and energy-efficient lifestyle throughout the year.

West Stafford is a picturesque Dorset village approximately three miles east of Dorchester, known for its countryside setting, thatched cottages and connections to Thomas Hardy. The village offers a welcoming community, with St Andrew's Church, The Wise Man Inn, a village hall and children's playfield all close by.

Dorchester provides a wide range of shops, cafés, schools and leisure facilities, together with Dorset County Hospital and mainline rail services to London Waterloo and Bristol Temple Meads. The property therefore offers an appealing balance of rural tranquillity, village life and everyday convenience.





Entrance Hall
11'6" x 9'3" (3.52 x 2.84)

Living Room
14'7" x 12'4" (4.46 x 3.77)

Kitchen/Diner
25'0" x 10'5" (7.63 x 3.20)

Cloakroom

Bedroom One
10'11" x 10'4" (3.33 x 3.16)

Ensuite

Bedroom Two
12'5" x 7'3" (3.81 x 2.21)

Bedroom Three
12'7" x 10'6" (3.84 x 3.21)

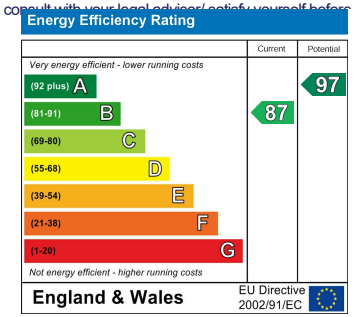
Family Bathroom

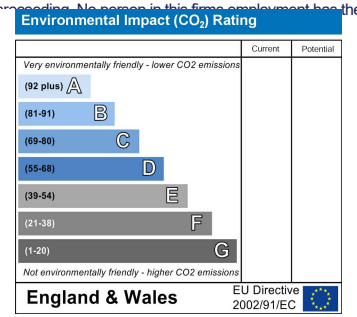
Garage
18'1" x 9'3" (5.53 x 2.84)

Dorchester Additional Information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Air Source Heat Pump
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm employment has the authority to make





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