

Rolfe East



Larks Meadow, Stalbridge, DT10 2LF

Guide Price £450,000

- LARGE MODERN DETACHED HOUSE WITH FOUR DOUBLE BEDROOMS (1873 sq ft).
- SCOPE FOR EXTENSION, FURTHER GARAGE, CABIN, SUBJECT TO PLANNING PERMISSION.
- FOUR DOUBLE BEDROOMS - TWO WITH EN-SUITE BATHROOMS.
- VACANT - NO FURTHER CHAIN. QUICK SALE AVAILABLE!
- UNIQUE LARGE DOUBLE-SIZED PLOT EXTENDING TO 0.14 ACRES APPROXIMATELY.
- EXCELLENT LEVELS OF NATURAL LIGHT VIA SUNNY SOUTHERLY ASPECT AT FRONT.
- CONSERVATORY, STUDY, UTILITY ROOM AND GROUND FLOOR WC.
- DETACHED DOUBLE GARAGE AND DRIVEWAY PARKING FOR 4-5 CARS OR MORE.
- UPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO EXCELLENT TOWN CENTRE AMENITIES.

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21 Larks Meadow, Stalbridge DT10 2LF

VACANT - NO FURTHER CHAIN. QUICK SALE AVAILABLE! UNIQUE LARGE DOUBLE-SIZED PLOT! '21 Larks Meadow' is a detached, modern, four-bedroom house (1873 square feet) occupying a superb level plot and gardens extending to 0.14 acres. The property is located in a very popular residential cul-de-sac address a short walk to the town centre and nearby countryside – ideal as you do not need to put the children or the dogs in the car! The property boasts a very garden at the rear and side providing ample scope for extension of the main house, the addition of an extra garage or carport, more driveway parking or a larger main garden, subject to the necessary planning permission. There is a current private driveway providing off road parking for 4-5 cars leading to a double garage. The property is heated by a mains gas-fired radiator central heating system and also benefits from uPVC double glazing. The deceptively spacious accommodation enjoys excellent levels of natural light from a sunny southerly aspect at the front and briefly comprises entrance reception hall, sitting room, dining room, conservatory, open plan kitchen breakfast room, study, utility room and ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, second double bedroom with en-suite shower room, two further generous double bedrooms and family bathroom. The property is very near the beating heart of this pretty Dorset town. There are superb countryside walks from the front door as well as being a very short walk to the town centre amenities in Stalbridge. 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. THIS PROPERTY MUST BE VIEWED!



Council Tax Band: E



The stunning, historic town centre is a short drive away with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Paved pathway to storm porch with outside light. uPVC double glazed front door to

ENTRANCE RECEPTION HALL: 10'10 maximum x 6'4 maximum. A useful greeting area providing a heart to the home, uPVC double glazed window to the front, radiator, timber effect flooring, moulded skirting boards and architraves, stairs rise to the first floor. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 18'20 maximum x 11'7 maximum. A well-presented main reception room enjoying a feature uPVC double glazed bay window to the front boasting a sunny southerly aspect. This room enjoys a dual aspect with uPVC double glazed window to the side, period style fire surround with living flame gas fire, marble hearth, two radiators, timber effect flooring, TV point, telephone point. Double panel doors lead from the sitting room through to the dining room giving a full through-measurement of 30'3 maximum.

DINING ROOM: 11'6 maximum x 11' maximum. Radiator, moulded skirting boards and architraves, timber effect flooring. Door leads to the kitchen, uPVC double glazed double doors give access from the dining room through to the

CONSERVATORY: 12'9 maximum x 10'5 maximum. uPVC double glazed construction, double glazed windows to both sides overlooking the rear garden, uPVC double glazed double French doors open onto the rear garden, tiled floor, electric heater, light and power connected, further uPVC double glazed door to the side.

Doors from the entrance hall and the dining room lead to the

KITCHEN BREAKFAST ROOM: 14'8 maximum x 14'7 maximum. A useful open plan kitchen breakfast room, uPVC double glazed window to the rear overlooks the rear garden. A range of oak panelled kitchen units comprising laminated worksurface with decorative tiled surrounds, inset composite one and a half sink bowl and drainer unit with mixer tap over, inset Bosch stainless steel mains gas hob, a range of drawers and cupboards under, fitted wine racks, built in hot point stainless electric oven and grill, a range of matching wall mounted cupboards and display cabinets, concealed wall mounted cooker hood extractor fan, integrated fridge and freezer, telephone point,

radiator. Door leads to under stairs storage cupboard space. Further door to

UTILITY ROOM: 8'10 maximum x 4'11 maximum. Laminated worksurface, inset stainless steel sink bowl and drainer unit, decorative tiled surrounds, cupboards under, space and plumbing for washing machine and fridge, radiator, double glazed door to the side, extractor fan, wall mounted gas fired boiler.

Doors lead off the entrance hall to further rooms.

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM: 8'7 maximum x 7'9 maximum. uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, timber effect laminated floor, telephone point.

GROUND FLOOR CLOAKROOM / WC: 8'4 maximum x 3'4 maximum. Fitted low level WC, wall mounted wash basin, tiled splashback, uPVC double glazed window to the side, radiator.

Staircase rises from the entrance reception hall to the first floor landing, moulded skirting boards and architraves, radiator, ceiling hatch to loft storage space. Double doors lead to airing cupboard housing Megaflo pressurised hot water cylinder and immersion heater, expansion tank, slatted shelving. Doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 14'2 maximum x 11'6 maximum. A generous double bedroom, moulded skirting boards and architraves, radiator, TV point, telephone point, uPVC double glazed window to the front enjoying a sunny southerly aspect. Door leads to

EN-SUITE SHOWER ROOM: 8'1 maximum x 3'11 maximum. Fitted low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, pedestal wash basin, uPVC double glazed window to the side, shaver point, radiator, extractor fan.

BEDROOM TWO: 10'5 maximum x 10'4 maximum. A second generous double bedroom, uPVC double glazed window to the front enjoying a sunny southerly aspect, moulded skirting boards and architraves, radiator, panel doors lead to extensive fitted wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 7'1 maximum x 3'11 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, uPVC double glazed window to the front, radiator, shaver point, extractor fan.

BEDROOM THREE: 12'6 maximum x 8'9 maximum. A third double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves.

BEDROOM FOUR: 11' maximum x 10'4 maximum. A fourth double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting board and architraves.

FAMILY BATHROOM: 7' maximum x 7'2 maximum. A modern white suite comprising pedestal wash basin, tiled splash back, low level WC, panel bath with mains shower tap arrangement over, tiled surrounds, separate glazed shower cubicle with wall mounted mains shower over, tiled surrounds, uPVC double glazed window to the rear, radiator, extractor fan, shaver point.

OUTSIDE:

This substantial detached modern house occupies the largest plot in the area, a double sized plot extending to 0.14 acres approximately.

The front garden is laid to stone chippings and enclosed by wrought iron railings enjoying a variety of mature hedges and plants. Paved pathway leads to storm porch with outside light.

A dropped curb at the side of the property gives access to a **LAARGE PRIVATE DRIVEWAY** providing off road parking for 5-6 cars, with scope for much more.

Driveway leads to

DETACHED DOUBLE GARAGE: 17'4 maximum x 16'8 maximum. Automatic up-and-over garage door, light and power connected, rafter storage above, personal door to the side.

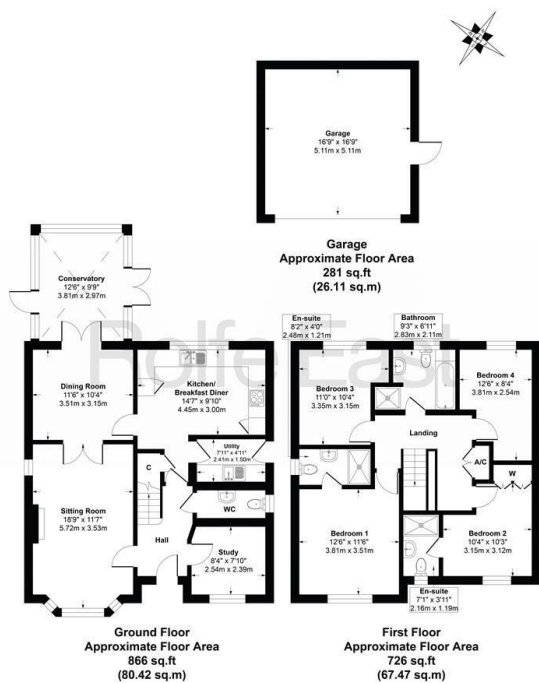
There is a large level side garden arranged for vegetable garden and orchard. At the rear of the driveway there is an area to store recycling containers and wheelie bins and composters, a variety of mature fruit trees, rainwater harvesting butt. Timber gate from the driveway leads to the

MAIN REAR GARDEN: This generous rear garden is level and laid mainly to lawn. It is enclosed by timber panel fencing and boasts a paved patio seating area, rain water harvesting butt, greenhouse, outside tap, a variety of well stocked flowerbeds and borders. The garden can be accessed from both sides of the house.





Larks Meadow, Stalbridge, Dorset, DT10



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Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC