

Rolfe East



Church Hill, Stalbridge, DT10 2LS

Asking Price £850,000

- STYLISH SINGLE STOREY DETACHED BRAND NEW BUNGALOW (2227 square feet).
- LARGE PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING FOR 5+ CARS.
- AIR SOURCED HEAT PUMP POWERS UNDER FLOOR HEATING.
- BUILD COMPLETED BY LATE OCTOBER 2026 - AVAILABLE TO VIEW AND PURCHASE NOW!
- FOUR DOUBLE BEDROOMS - TWO EN-SUITE SHOWER ROOMS.
- TWO-AND-A-HALF SIZED GARAGE.
- MULTIPLE SOLAR PANELS AND TASTEFUL DOUBLE GLAZING.
- STUNNING EXTENSIVE COUNTRYSIDE VIEWS AT THE REAR.
- GENEROUS LEVEL PLOT WITH REAR GARDEN BOASTING SUPERB COUNTRYSIDE VIEWS.
- SHORT WALK TO NEARBY COUNTRYSIDE AND EXCELLENT TOWN CENTRE AMENITIES.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

Serenity View Church Hill, Stalbridge DT10 2LS

A SIMPLY STUNNING LUXURY, DETACHED NEW BUILD BUNGALOW BUILT BY REPUTABLE LOCAL BUILDER PEARCE PROPERTIES LTD (2227 square feet)! Boasting extensive countryside views at the rear. Large level plot plus generous private driveway providing off road parking for five cars or more and plenty of space for a caravan or motorhome. Two-and-a-half sized garage. Set in a superb edge of town location, a short walk to nearby countryside AND to excellent town centre amenities.

This stylish single storey residence enjoys extensive countryside views from most of the windows. The well laid out accommodation boasts excellent levels of natural light from large windows and a sunny south westerly aspect at the front. It comprises entrance hall, sitting room, impressive open-plan kitchen / dining room, utility room, plant room, master double bedroom with en-suite shower room, second double bedroom with en-suite shower room, two further double bedrooms (four in total) and a family bathroom. The property is heated by under floor heating powered by an air-sourced heat pump and also boasts multiple solar panels and new double glazing.

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.

The build is estimated to be finished by October 2026 so be quick!



Council Tax Band: New Build



Storm porch, double glazed front door and sidelights leads to

ENTRANCE RECEPTION HALL: 23'8 maximum x 20'9 maximum. A generous greeting area providing a heart to the home. Double glazed windows to the front. Oak double doors lead to hall cloaks cupboard space with underfloor heating controls. Ceiling hatch to loft storage space. Oak doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 20'5 maximum x 16' maximum. A generous main reception room. Large feature uPVC double glazed double French doors and side lights open onto the rear garden boasting extensive countryside views and an easterly aspect.

OPEN-PLAN KITCHEN DINING ROOM: 20' maximum x 24'8 maximum. An impressive open-plan living space with full height double glazed bi-folding doors opening onto the rear garden enjoying extensive countryside views. This room enjoys a light dual aspect with double glazed windows to the front and rear. An extensive range of contemporary kitchen units. Oak door leads to

UTILITY ROOM: 18'2 maximum x 8'1 maximum. uPVC double glazed window and door to the side. A range of fitted units. Door leads to

PLANT ROOM: 5'11 maximum x 7'3 maximum.

MASTER BEDROOM: 19'9 maximum x 17'1 maximum. A generous double bedroom with uPVC double glazed double French doors and side lights opening onto the rear garden, enjoying extensive countryside views and an easterly aspect. Sliding doors lead to extensive fitting wardrobe cupboard space. Oak door leads to

EN-SUITE SHOWER ROOM: 12'4 maximum x 4'6 maximum. uPVC double glazed window to the side.

BEDROOM TWO: 12'7 maximum x 10'8 maximum. A second generous double bedroom. uPVC double glazed window to the side.

BEDROOM THREE: 12'7 maximum x 11'11 maximum. A third generous double bedroom, double oak doors lead to fitted wardrobe cover space, uPVC double glazed window to the side.

BEDROOM FOUR: 18' maximum x 11'8 maximum. A fourth generous double bedroom, uPVC double glazed window to the front, double oak doors lead to fitted wardrobe cupboard space, oak door leads to

EN-SUITE SHOWER ROOM: 9'3 maximum x 4'10 maximum. uPVC double glazed window to the front.

OUTSIDE: The property stands in a generous level plot, enjoying extensive, generous gardens with a rear garden boasting an easterly aspect and extensive countryside views. At the front of the property, there is a large private driveway approach providing off-road parking for numerous cars. Driveway leads to

DETACHED TWO-AND-A-HALF SIZE GARAGE: 22'11 maximum in width x 21'2 in depth with rafter storage above, personal door to the side.







2227 square feet / 207 square metres approximately.

This floor plan and footprint is for illustration purposes only.

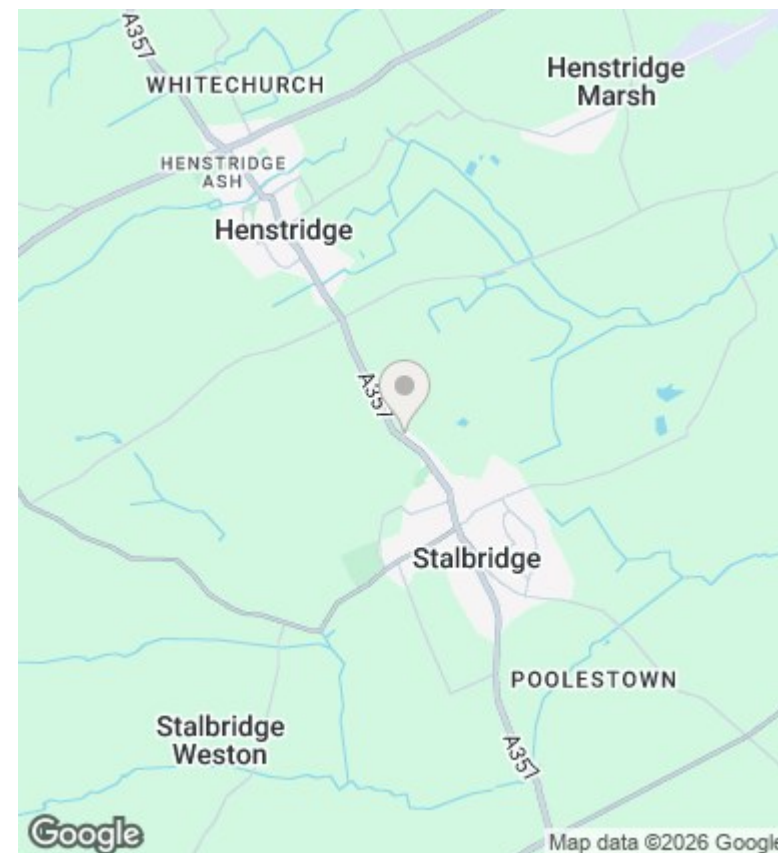
Directions

Viewings

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

Council Tax Band

New Build



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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 	