

# Rolfe East



**Lower Road, Stalbridge, Dorset, DT10**

Offers In Excess Of £500,000

- SITE EXTENDING TO OVER THREE QUARTERS OF AN ACRE (0.79 acres approximately).
- 2421 SQUARE FEET.
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- VACANT - NO FURTHER CHAIN.
- PLANNING IN PRINCIPLE FOR ONE EXTRA NEW BUILD PROPERTY IN THE GROUNDS.
- DRIVEWAY PARKING FOR TEN CARS OR MORE AND DETACHED GARAGE.
- FANTASTIC LEVELS OF NATURAL LIGHT WITH SOUTHERLY AND EASTERLY ASPECTS.
- PLUS FOUR BEDROOM DETACHED CHALET BUNGALOW REQUIRING MODERNISATION.
- 'TUCKED AWAY' LOCATION OFF A SMALL LANE ON THE EDGE OF STALBRIDGE TOWN.
- SHORT WALK TO EXCELLENT TOWN CENTRE AMENITIES AND NEARBY COUNTRYSIDE.

# Lower Road, Stalbridge, Dorset, DT10

VACANT - NO FURTHER CHAIN! SUPERB DEVELOPMENT OPPORTUNITY (planning permission in principle passed for an extra detached new build property in the grounds). Planning application number: P/PIP/2024/04787. Substantial (2421 square feet), detached, chalet bungalow situated in a large, level plot and gardens extending to just over three quarters of an acre (0.79 acres approximately). The main garden is situated at the front and side of the property, enjoying a sunny southerly and easterly aspect. There is a sweeping driveway approach providing off road parking for ten cars or more leading to a detached garage. The property occupies a choice, 'tucked away' secret address accessed of a country lane. It is a short walk to the town centre and excellent amenities and yet boasts countryside walks from the front door. It is a short drive to the town centre of Sherborne and mainline railway station to London Waterloo. The property requires updating but boasts oil-fired radiator central heating and uPVC double glazing. It would be an exciting project for both end users and



Council Tax Band: F



developers. The spacious accommodation enjoys fantastic natural light from large feature windows. It comprises entrance porch, entrance reception hall, sitting room, large open-plan kitchen / utility room, gardeners WC, separate cloakroom / WC off, two ground floor double bedrooms and a ground floor family bathroom. On the first floor, there is a huge landing area doubling as a playroom, master double bedroom with en-suite shower room and lovely views and a second double bedroom with an en-suite shower room. The views from the first floor are superb. There are superb rural walks from nearby the front door as well as being within walking distance of the excellent town centre amenities. 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 plus independent supermarket.

The property is a short drive to the stunning, historic town of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is also a short drive to the mainline railway station, making London Waterloo directly in just over two hours. The property is perfect for those aspiring couples or families looking for their perfect Dorset home, buyers cashing out of the South East and London market or cash buyers looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to NEW HOMES DEVELOPERS or the second home market. VACANT - NO FURTHER CHAIN.

uPVC double glazed front door leads to entrance porch, double glazed windows to the side. Multi pane glazed door leads to the ENTRANCE RECEPTION HALL: 31'11 maximum x 8'7 maximum. A generous greeting area, providing a heart to the home. Staircase rises to the first

floor, understairs storage recess, radiator, telephone point. Door leads to storage cupboard, further door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Doors lead off the entrance reception hall to the main rooms.

**SITTING ROOM:** 17'1 maximum x 11'11 maximum. Enjoying a light dual aspect with large uPVC double glazed window to the side, boasting a westerly aspect and double-glazed sliding patio doors to the front enjoying a sunny southerly aspect and views across the garden. Jetmaster open fireplace, two radiators, exposed pine floorboards, TV point.

**OPEN PLAN KITCHEN / DINING ROOM:** 36'4 maximum x 11'11 maximum. A simply huge open plan living space enjoying a light dual aspect with three uPVC double glazed windows to the front enjoying sunny south facing aspect and views across the gardens. uPVC double glazed window to the side. A range of panelled timber kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over. Integrated dishwasher, a range of draws and cupboards under, inset Bosch electric hob, built in eye level electric oven and grill, a range of matching wall mounted cupboards, concealed cooker hood extractor fan. Ceramic floor tiles, space for upright fridge freezer, radiator, door leads to shelved larder cupboard. Dining room area with radiator, exposed pine floorboards, breakfast bar, cast iron log burning stove. Multi pane glazed door leads to utility room.

**UTILITY ROOM:** 12'11 maximum x 11'7 maximum. A large utility room, laminated worksurface, fitted floor standing cupboards and drawers, inset stainless steel sink bowl and double drainer unit, tiled surrounds, a range of matching wall mounted cupboards, space for under counter fridge and freezer, floor standing Grant oil-fired central heating boiler. Radiator. Ceramic floor tiles, uPVC double glazed door to the rear, uPVC double glazed window to the side. Door leads to CLOAKROOM / WC: Low level WC, uPVC double glazed window to the side, ceramic floor tiles.

Further doors off the entrance reception hall to more ground floor rooms.

**BEDROOM THREE:** 15'2 maximum x 11'11 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed window to the side and rear. Radiator, pedestal wash basin, doors lead to fitted wardrobe cupboards.

**BEDROOM FOUR:** 11'10 maximum x 12'3 maximum. Another generous double bedroom enjoying a light dual aspect with uPVC double glazed window to the rear and side. Radiator, doors lead to fitted wardrobes.

**GROUND FLOOR FAMILY BATHROOM:** 8' maximum x 4'10 maximum. A white suite comprising pedestal wash basin, panel bath with mains shower over, tiling to splash prone areas, fitted cupboards, uPVC double glazed window to the rear, extractor fan, radiator and heated towel rail.

Staircase rises from the entrance reception hall to the first-floor landing/playroom.

**FIRST FLOOR LANDING / PLAYROOM:** 21'11 maximum x 14'5 maximum. A huge, useful space that could be used as a study office area. uPVC double glazed window to the front, enjoying views across the garden to countryside beyond, radiator, exposed pine floorboards. Doors lead to eves storage cupboard space, door to linen cupboard, hatch to loft storage area. Doors lead off the landing area to the first floor rooms.

**MASTER BEDROOM:** 18'1 maximum x 15'2 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed window to the front enjoying south facing views across the garden to countryside beyond. uPVC double glazed window to the side, two radiators. Entrance leads to walk in wardrobe with fitted storage shelving, light and power connected. Door leads to **EN-SUITE SHOWER ROOM:** 6' maximum x 7'10 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, heated towel rail and radiator, double glazed Velux ceiling window to the side, extractor fan.

**BEDROOM TWO:** 13' maximum x 14'2 maximum. A large double bedroom enjoying a light dual aspect with uPVC double glazed window to the side and front enjoying a sunny southerly aspect with views across the garden to countryside beyond. Radiator, door leads to eves storage cupboard space. Further door to **EN-SUITE SHOWER ROOM:** 8'5 maximum x 3'3 maximum.



A white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, shaver light and point, extractor fan, double glazed Velux ceiling window to the rear.

#### OUTSIDE

This substantial detached chalet bungalow stands in a generous level plot and gardens extending to OVER THREE QUARTER OF AN ACRE (0.79 acres approximately). The plot and driveway are accessed from a council footpath. Sweeping driveway approach provides off road parking for 10 cars or more, leading to detached garage and carport.

**DETACHED GARAGE:** 27'2 in length x 9' in width. Up and over door, window to the side and front, light and power connected, personal door to the side.

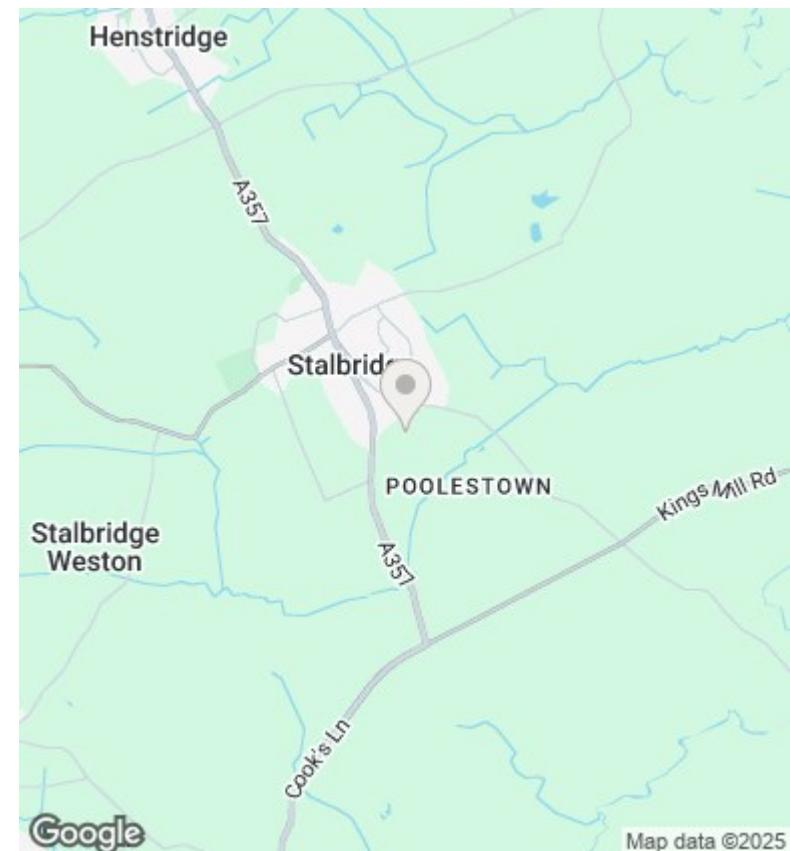
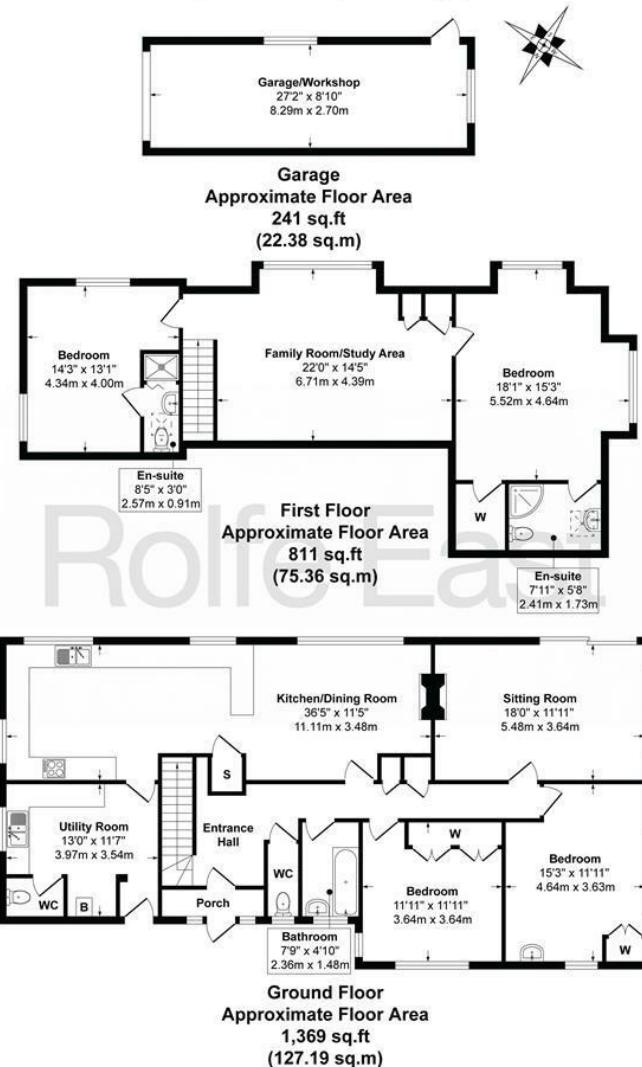
**CARPORT:** 27'1 in depth x 11'2 in width. Security lighting, area to store recycling containers and wheelie bins.

The majority of the garden is level and enjoys a sunny southerly aspect, backing onto fields. Detached timber summerhouse. A variety of mature trees, shrubs, hedges and plants. Raised paved sun terrace enjoying a sunny southerly aspect.

**AGENTS NOTE:** This property boasts ample scope for significant extension and reconfiguration. The selling agent believes that the plot has development potential for numerous newbuild properties, subject to the necessary planning permission.



Bibberne Lane, Lower Road, Stalbridge, Dorset DT10



## Viewings

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

## Council Tax Band

F

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	