



**FOR SALE**



Full video walk - through

Staffords Green, Corton Denham, DT9 4LY

£575,000



**ORCHARDS**  
ESTATES



Set in a quiet rural location, this detached character home offers stunning countryside views, a generous garden and ample off road parking. On the ground floor, the accommodation comprises a spacious living room, a kitchen/breakfast room, a dining room/bedroom and a shower room. Upstairs are two double bedrooms, one with en-suite bathroom and one with a useful toilet and wash hand basin. The lovely sunny garden offers many possibilities for the keen gardener to grow vegetables and comes with a two bedroom static park home, a large workshop, two sheds and two log stores. Double gates to the side of the property open out to a driveway providing off road parking. This property is a must view to fully appreciate all that is on offer in this idyllic location.

£575,000





## LOCATION

Staffords Green is a small hamlet situated to the south of the popular village of Corton Denham. Set within the rolling Dorset countryside with an abundance of walks and tranquility that you would expect from such a location. Corton Denham is well regarded for the popular Queens Arms public house and there is a vibrant community based around the village hall and church. Situated only a few miles south of the A303 and with the market town of Sherborne only a few miles to the South you will have easy access to amenities. Sherborne is, without doubt, one of the most beautiful towns in England. With its abundance of medieval buildings, superb Abbey, world famous Schools, picturesque Almshouse and two Castles, Sherborne has much to offer being located on the Dorset and Somerset border it has excellent transport links being on the London to Waterloo train line. Sherborne still retains a range of small and specialist businesses and has a delightful shopping centre with a large choice of handcrafted goods and elegant fashions. It has also become an important town in the region for Art and Antique Dealers. Excellent hotels and a variety of other good quality accommodation make Sherborne a fine centre for those wishing to explore the delightful and unspoilt Wessex area of Dorset, Somerset and Wiltshire.

**Kitchen/Breakfast Room** - 22' 3" x 15' 2" (6.770m x 4.633m) 'L' shaped

Two side aspect double glazed windows, one rear aspect and two side aspect (internal) single glazed windows, roof window, fitted kitchen comprising a range of wall and base units with worktops over, breakfast bar, one and a half bowl sink, space for cooker with extractor over, tiled splash backs, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, tiled flooring and two storage heaters.

## Inner Hall

Tiled flooring, access to loft space, pantry with shelving and archway to store room.

**Living Room** - 19' 0" x 15' 2" (5.795m x 4.625m)

Two rear aspect double glazed windows, tiled and laminate wood effect flooring, inglenook feature fireplace with log burner, wall lights, wooden beams, stairs to first floor and under stairs cupboard.

## Rear Porch

Door to rear to garden, tiled flooring and two single glazed windows to side.

**Dining Room/Bedroom Three** - 20' 5" x 11' 3" (6.218m x 3.428m)

Two rear aspect double glazed windows, wooden beams, inglenook fireplace with log burner, wall lights, storage heater, side porch with door to garden.

## Shower Room

Side aspect double glazed window, shower cubicle with tiled walls, wash hand basin with vanity unit, WC, tiled floor and electric heater.

## Landing

Rear aspect double glazed window, laid to carpet, large storage cupboard, wooden beams, access to loft and doors to:

**Bedroom One** - 18' 1" x 10' 10" (5.521m x 3.298m)

Two side aspect and one rear aspect double glazed windows, laid to carpet, large built in wardrobe, wash hand basin, WC and storage heater.

**Bedroom Two** - 15' 6" x 14' 4" (4.717m x 4.370m)

Two rear aspect double glazed windows, laid to carpet, access to loft, corner bath, pedestal wash hand basin, WC, tiled splash backs, airing cupboard and two storage heaters.



### Static Park Home

A useful park home which could be ideal as a holiday let or for additional guests to stay and comprises: Entrance Hall: Double glazed door to front, radiator and airing cupboard. Kitchen/Living Room: Front and side aspect double glazed windows, double glazed door to front to decking area, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, gas cooker with extractor, fridge, freezer, seating area with storage, laid to carpet and laminate flooring and two radiators. Bedroom One: Rear aspect double glazed window, range of fitted storage with dressing table, storage cupboard, radiator and laid to carpet. Bedroom Two: Rear aspect double glazed window, range of fitted storage, radiator and laid to carpet. Shower Room: Front aspect double glazed window, wash hand basin with vanity unit, WC, extractor fan and heated towel rail. Outside: Decking area enclosed by fencing with access to gravelled area and artificial lawn.

### Parking

Double gates open out to a paved driveway providing ample off road parking.

### Garden

Initial covered seating area laid to decking with two log stores and giving access to side to a patio with shed and gated access. The generous garden comprises lawn and gravel with a range of vegetable patches, a large selection of trees and a pond. Steps down to a further gravelled area and artificial lawn, a stretch of fruit trees and mixed plants and additional shed with canopy over. From the generous gravelled area which houses the static park home, steps lead up to a raised decking area with large workshop which then leads you onto the paved driveway. There is also access at the side of the property to a private courtyard area.

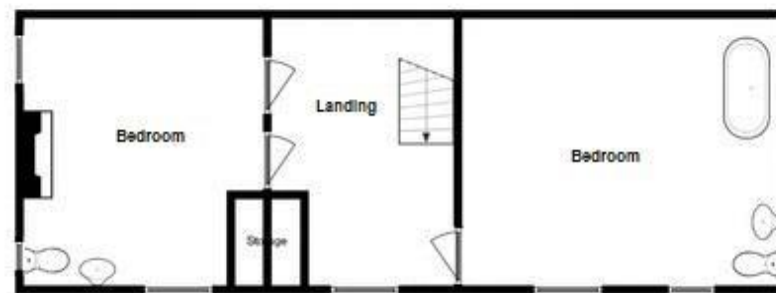
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45   E	49   E
21-38	F		
1-20	G		

### Directions

Travelling north from Sherborne on the B3145, go past the sign for Sherborne golf club and take the turning on your left to Corton Denham. At the end of this road turn left and at the next T-junction turn left. Follow this road to the bottom of the hill and turn right and the property will be found on your right hand side.

### AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



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