



26 Henbury House Gardens, Sturminster Marshall, Wimborne, BH21 3TZ

£415,000

- Three Bedrooms
- Allocated Parking & Garage
- Views Over Fields
- Visitors Parking
- Private & Quiet Development
- Characterful House
- Semi Rural Location
- Downstairs Toilet
- GCH & UPVC Double Glazing
- No Forward Chain

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Tucked in the corner of this attractive, semi-rural development is this characterful home with views to the rear over open fields. Offered for sale with no onward chain, parking & garage.



Council Tax Band: E



Henbury House Gardens

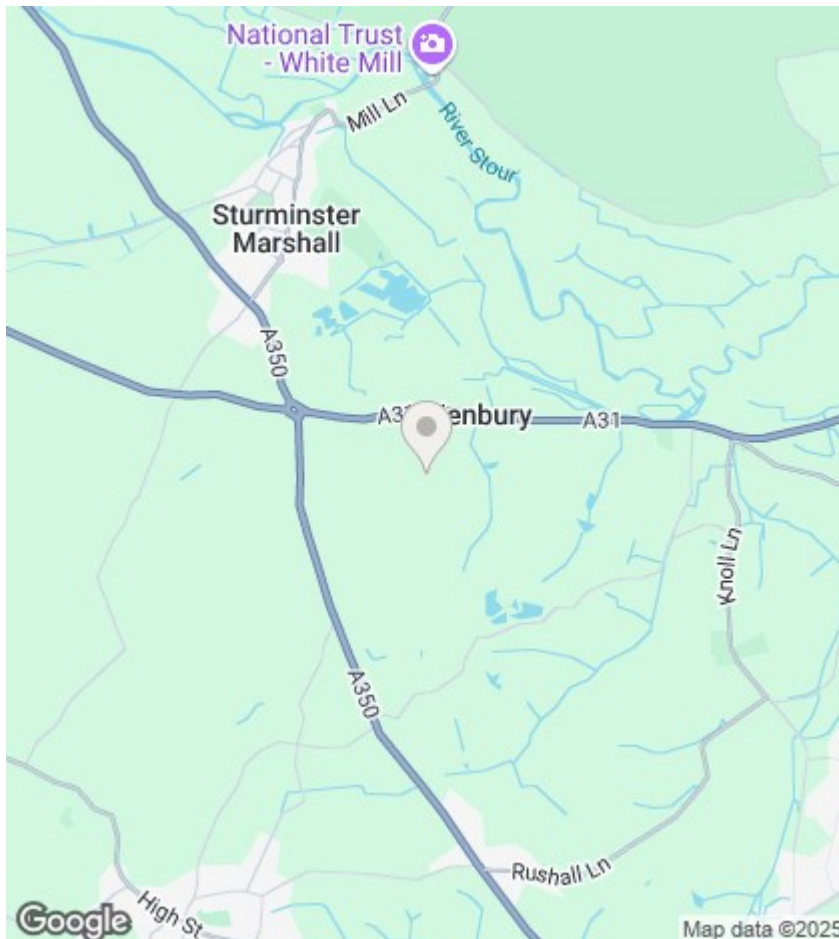
The accommodation of this property has a truly characterful, country feel with an evidently modern aspect throughout. Briefly, the home comprises: three bedrooms, living room with central gas fireplace, kitchen/breakfast room, conservatory that makes an ideal dining space, family bathroom (with light tunnel), en-suite shower room and downstairs toilet.

The rear garden of this home only adds to the overall appeal. It's a nice size, border support a variety of shrubs & plants and all is enclosed by panel fencing. The real standout to the space is the fact that you have uninterrupted views over the fields & wildlife to the rear - this gives a real feel of privacy too.

Further benefits include an allocated parking space, garage with large loft storage area, ample visitor parking, modern boiler, UPVC double glazing and gas central heating.

Whilst the property offers a fantastic amount, in our opinion the development itself represents a unique opportunity. Situated in the grounds of the old Manor House, 'Henbury House Gardens' is a collection of well maintained & attractive homes in a semi-rural setting. It's set well back from the A31 so although quiet & peaceful, you can easily access both Wimborne & Poole's town centres.

In order to truly appreciate what this home has to offer, internal viewing is a must. To arrange, or for more information, please contact our Upton Branch at your earliest convenience.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

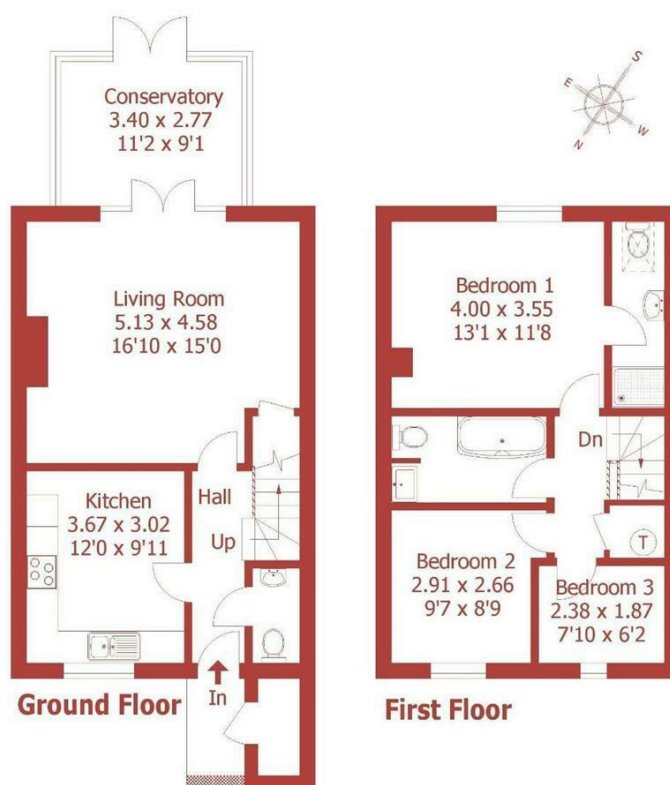
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

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	

Lavender Cottage, 26 Henbury House Gardens, Sturminster Marshall

Approximate Gross Internal Area :- 99 sq m / 1066 sq ft



For identification purposes only, not to scale, do not scale