



Marston Gate

East Stoke

BH20 6AL

Substantial 4 bedroom family home with flexible accommodation and large south facing rear garden.

Guide Price of £699,950

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This well presented and versatile family home is situated in a quiet lane within the peaceful settlement of Rushton, East Stoke, situated equidistantly between the vibrant market town of Wareham and Wool. Benefiting from flexible living accommodation, a large conservatory/sunroom, double garage/workshop and a well maintained garden. This property is the perfect family home with great potential to further extend (STPP).

This detached property benefits from all the necessary attributes for a family home, with 4 spacious double bedrooms, large open-plan ground floor living area, study and separate dining room. There is also strong potential to alter this space allowing for a vast open-plan ground floor opening straight onto the garden.

The main living accommodation on the first floor comprises of a master bedroom with ensuite, landing leading to three further double bedrooms, two of which have built in storage. All bedrooms to the rear of the property enjoy delightful views over the garden and fields beyond.



The front of the property features a large driveway with a well groomed lawn area and there is also ample parking for numerous vehicles such as cars/trailers/ boats/caravans etc.

The rear garden is of an excellent size with the current owners having been able to acquire extra land to create a large lawn perfectly suited to young families. This extra space also allows for an extension of the current home without compromising the garden in any way.

Rushton is a tranquil farming settlement with farmland and countryside to all aspects creating one of the most peaceful locations within The Purbecks. This is the ideal setting for a second home or families looking for a home in a rural location yet still giving good access to larger conurbations. Approached via a sweeping lane, Rushton features one of the few self operating train crossings left in the county giving this quiet area a unique feel. Rushton also host a variety of walks and bridleways with stunning trails towards the Jurassic Coast.



Ground Floor

Approaching the house, there is a useful Porch of good-size for coats and boots before entering the home, with glass and wooden doors leading into the characterful and spacious Entrance hallway with a focal brick fireplace, exposed beams and rustic wooden staircase.

The Dining room is of a great size and is dual in aspect with large windows over the garden and French doors that open out directly onto the decked area. There is also a serving hatch through to the Kitchen, making this a perfect and bright space for entertaining.

An archway from the hall leads into the cosy living room, which benefits from an open gas fire place with stone and mantel surround, along with a feature arched window overlooking the front of the property. The current owners have separated this room into two sitting areas comprising of a more formal living area and snug with patio doors.

The Family Bathroom is fully tiled with a window to the side of the property, fitted with a corner whirlpool Bath and Sink with storage.



Living Room / Sunroom

The Kitchen is rural yet contemporary in its design, featuring an electric log burner, gas Rangemaster oven, a range of fitted units, built-in dishwasher, kick-space heater and a water softener.

The Kitchen is of a generous size with space enough for a breakfast table and the potential for an island unit should you require.

There are full-width bi-fold doors giving access in to the expansive and bright conservatory with both double doors as well as a side door onto the garden. Owing itself to flexible family living, this fantastic space is sure to be at the heart of this delightful family home.

The Utility is of excellent size, with fitted units throughout, appliance space, sink unit and a door giving access to the garden.



First Floor

The first floor landing is spacious with a skylight providing an abundance of light onto this area. There is an airing cupboard with ample storage and where the water tank is housed—this space is large enough to be converted into a bathroom should a further one be required.

The master bedroom is a large double with an ensuite shower room comprising a shower cubicle, wc and wash basin. This bedroom is dual in aspect and benefits from delightful views across the garden and fields beyond.

Bedroom 2 is a good sized double with an ensuite shower room and stunning elevated views.

Bedroom 3 is also well proportioned double.

Bedroom 4 also of a generous size with views over the rear garden and countryside, could also be utilised as separate office/study.





Outside

To the rear of the property you will find a large well cared for South facing garden, mainly laid to lawn with a sunny patio area, perfect for those summer evenings. With the current owners having extended the garden this has created additional space, perfect for growing families. A patio area adjacent to the conservatory is a tranquil setting ideal for alfresco dining.

The garden wraps around the entirety of the property, with all aspects of the property offering fantastic rural views, with the front garden being the perfect setting and with a focal feature of a large pond.

Adjacent to the garden is the double garage/workshop which benefits from an up and over door, loft space currently used as a Gym, power and light. There is a real potential to utilise this detached building as additional living space if necessary. (stpp)

The garden wraps around the side of the property and onto the gated gravel in and out driveway where you will find ample parking for numerous vehicles. The garden area also benefits from a wood store/storage shed.



Viewing by appointment through:

Albury & Hall (Wareham) Ltd ,10 North Street, Wareham, Dorset, BH20 4AF
01929 66 60 00 wareham@alburyandhall.co.uk www.alburyandhall.co.uk

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