



17 Henbury House Gardens, Sturminster Marshall, BH21 3TZ



A charming 3 double bedroom, 2 bathroom mews style cottage with garage and parking situated in a sought after, semi-rural courtyard development on the edge of Wimborne

- Newly fitted kitchen/breakfast room
- Sitting/dining room with a brick built fire place
- Ground floor wc and utility room
- 3 double bedrooms
- Modern en-suite shower room
- Newly fitted bathroom
- Low maintenance courtyard garden
- Gas central heating
- Garage with store room
- 2 allocated parking spaces
- Stunning countryside location, yet close to amenities

ASKING PRICE:

£400,000 (Freehold)

EPC RATING:

Band - C





Property Description

Tucked away in a charming and well regarded development on the outskirts of Wimborne, this delightful character-style home perfectly blends modern comfort with cottage appeal. Set in an enviable location that offers a peaceful, semi-rural atmosphere while still being just a short distance from the vibrant town centre of Wimborne, it provides the best of both worlds – countryside charm with everyday convenience.

Accommodation

Entrance Porch

Welcoming you into the home, the porch includes a fitted cupboard housing the gas-fired boiler, providing a practical and tidy storage solution.

Kitchen/Breakfast Room

The newly fitted kitchen is both stylish and functional, offering a superb range of quality units and a fitted breakfast table. Integrated appliances include an eye-level double oven, induction hob, dishwasher, full-size fridge and freezer, all complementing the modern yet homely design.

Cloakroom/Utility Room

A useful and well-planned space incorporating a WC and wash basin, as well as space and plumbing for a washing machine and tumble dryer.

Sitting Room

A truly inviting room full of character, featuring exposed ceiling beams and a brick-built fireplace with a wood burner as the focal point. Double doors open directly to the rear garden, creating a lovely connection between indoor and outdoor living.

First Floor

The first floor offers three double bedrooms;

Bedroom One includes fitted wardrobes and a stylish modern en-suite shower room with a white three-piece suite.

Bedroom Two also benefits from fitted wardrobes.

Bedroom Three is a good-sized double, ideal as a guest room or home office.



Bathroom

The newly fitted family bathroom includes a bath with shower over, WC and wash basin, all finished to a high standard.

A loft space offers additional storage.

Outside

The rear courtyard garden has been designed for low maintenance, featuring attractive patio paving – perfect for outdoor dining and relaxing.

There are two allocated parking spaces and a garage in a nearby block with power, light, a large loft storage area and an additional storage room – ideal for bikes, tools or seasonal items.

Location

Henbury House Gardens is a sought after residential setting surrounded by open countryside, giving it a wonderful rural feel and sense of tranquillity. Despite this, it remains within easy reach of Wimborne town centre, where you'll find an excellent range of shops, cafes, restaurants and amenities. The area is well-served by local schools and enjoys convenient access to major routes, making it ideal for those commuting to Poole, Bournemouth or beyond.

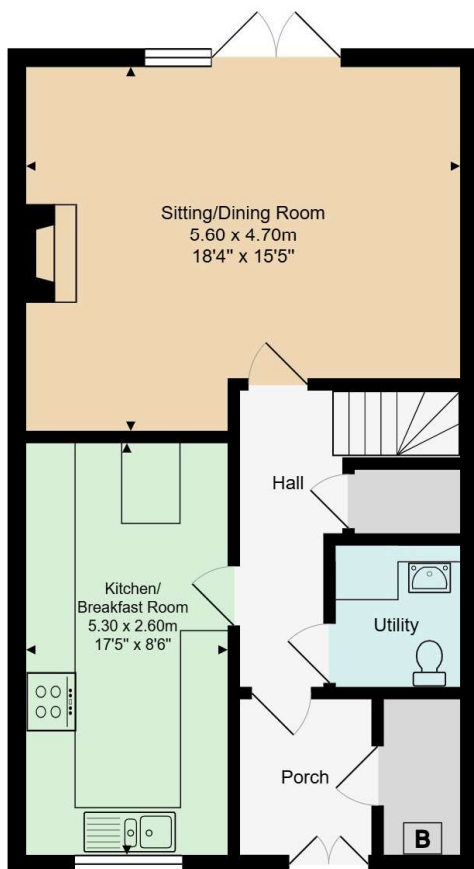
In Summary

17 Henbury House Gardens is a beautifully presented and thoughtfully updated home that combines character, comfort and convenience. With its modern kitchen and bathrooms, charming features, low-maintenance garden, and excellent location, it will appeal to a wide range of buyers – particularly those seeking a stylish yet easy-to-manage home close to Wimborne's countryside and town amenities.

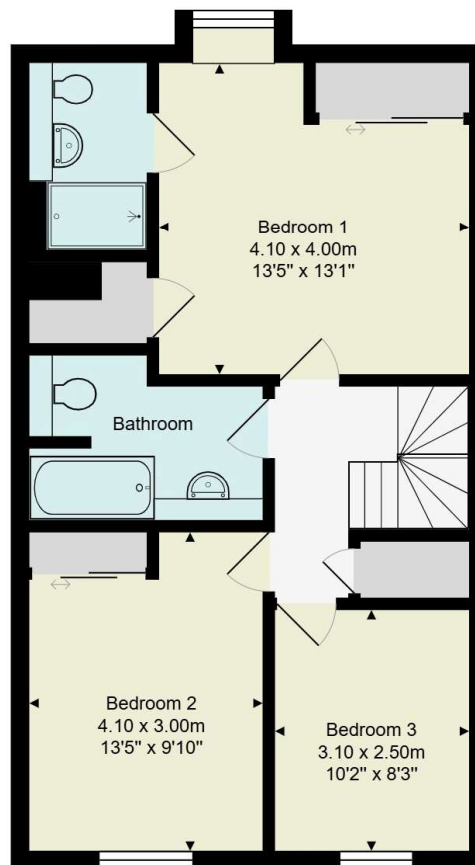
Additional information

Council tax band – E
Estate Charge - £640 PA

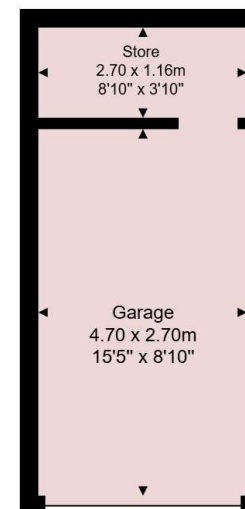




Area: 56.9 m² ... 612 ft²



Area: 58.1 m² ... 625 ft²



Area: 16.2 m² ... 175 ft²

Total Area Approx: 131.2 m² ... 1412 ft²
All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hardwicke Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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