

Sturminster Marshall, Dorset, BH21 4BT



HEARNES

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FREEHOLD PRICE: £1,100,000

An imposing and beautifully-presented detached Edwardian family home offering four bedrooms, three reception rooms and three bathrooms as well as a large kitchen/breakfast room, separate utility room and stunning sun conservatory. The property is situated on a sizeable plot with additional detached large one- bedroom annexe and sweeping driveway giving off road parking for numerous cars. NO FORWARD CHAIN.

- House is approximately 2,720 sq ft, annexe is approximately 485 sq ft
- Entrance porch leading to spacious entrance hallway with galleried landing
- Attractive sitting room enjoying a dual aspect with feature open fireplace, bay window and oak flooring
- Good size dining room with fireplace and inset wood burner, double folding doors to conservatory
- Stunning conservatory with UPVC windows and fitted blinds, French doors leading into garden
- Impressive large kitchen/breakfast room with range of base and eye level units with complementary granite worktops, matching central island with storage cupboards and breakfast bar, five ring range cooker, integrated dishwasher and microwave oven, space for American style fridge freezer and space for table and chairs. Dual aspect with stable door to front and French doors to decking area to the rear
- Cloakroom off kitchen with vanity unit and WC
- Generous size utility room with range of base and eye level units with complementary worktops, sink unit, space and plumbing for washing machine, tumble dryer and fridge
- Study/snug with dual aspect and outlook to the front
- Four good size double bedrooms
- Main bedroom with custom fitted dressing room and en suite shower room
- Bedroom two with dual aspect, bay window, built-in wardrobes and en suite shower room
- Bedroom three with dual aspect and feature fireplace
- Family bathroom with freestanding bath and separate shower cubicle, wash hand basin and WC

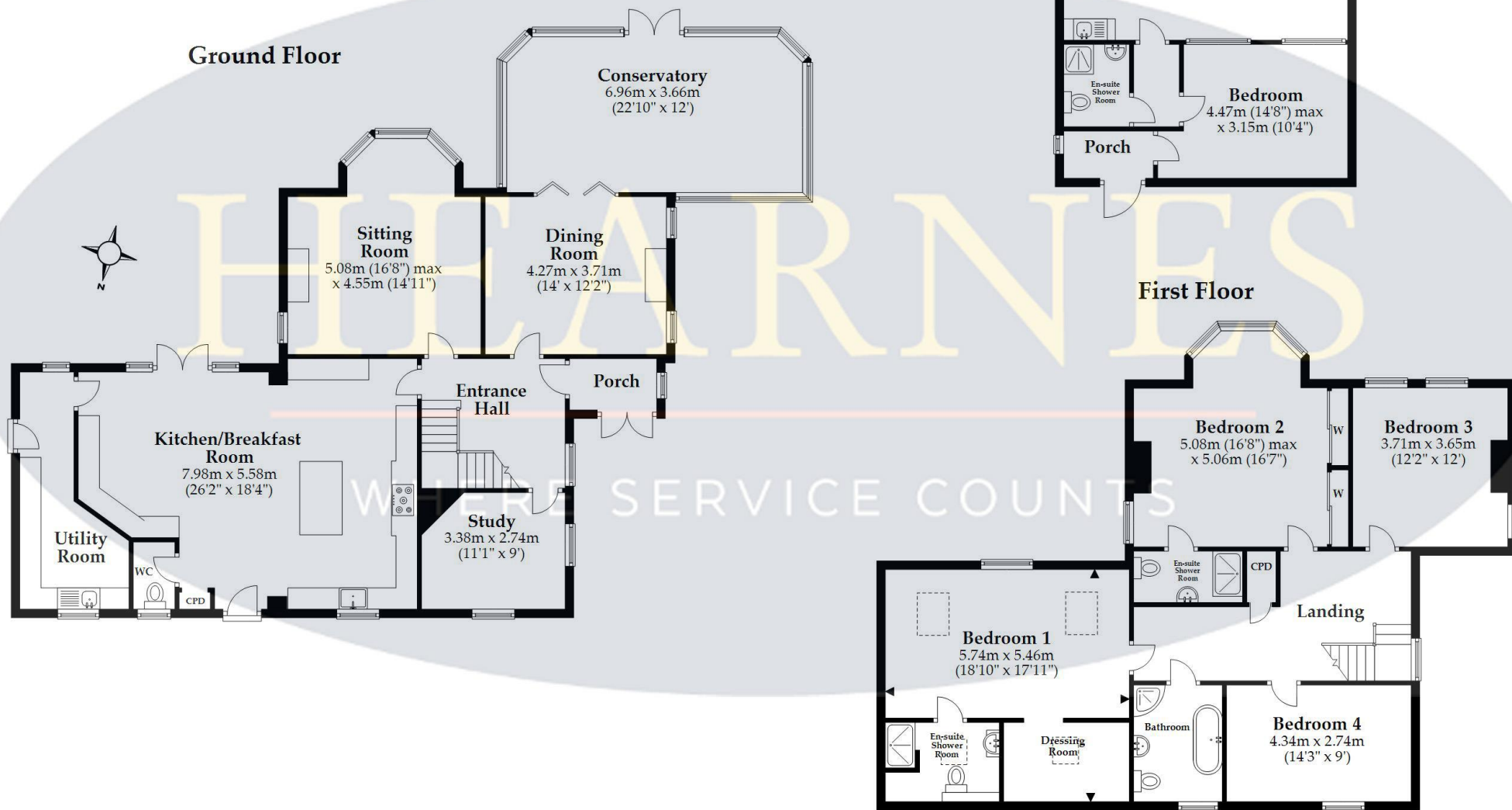
The property is situated in Sturminster Marshall which is a popular village to the west of Wimborne and benefits from a variety of amenities which include a village shop/post office, pharmacy, public houses, church, well-regarded First School and a nine-hole golf course. The village is approximately five miles from both Wimborne and Blandford and 7 miles from Poole.

COUNCIL TAX BAND: G EPC RATING: D





Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



House Gross Internal Floor Area: approx 253 sq. metres (2720 sq. feet)

Annexe Internal Floor Area: approx 45 sq. metres (485 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Separate annexe with large living/kitchenette area with doors to garden, bedroom and shower room.

A sweeping brick paviour driveway giving off road parking for numerous cars and turning area. Lawn area with established tree line. The rear south facing garden has good size lawn area with two sun decking areas ideal for al fresco dining. The garden is private and enclosed by panel fencing and high hedging. To one side of the garden there are two large stables currently used as storage.



6 Cook Row, Wimborne, Dorset, BH21 1LB
Tel: 01202 842922 Email: wimborne@hearnes.com



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