



Sturminster Marshall, Dorset, BH21 4AW

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FREEHOLD PRICE GUIDE: £895,000

An imposing and beautifully presented detached three storey family home offering five / six bedrooms, two reception rooms and three bathrooms as well as a stunning kitchen/family room with separate utility room and sun conservatory.

The property is situated on a south facing sizeable plot with additional detached steel framed barn (39' x 28') ideal for workshop/home office/gym and a brick paviour driveway giving off road parking for numerous cars. NO FORWARD CHAIN.

- Entrance porch leading to spacious tiled entrance hallway
- Cloakroom with wash hand basin and WC
- Attractive living room with brick fireplace with inset wood burner
- Impressive kitchen/family room which has an excellent range of base and eye level units with oak worktops, matching island unit with integrated dishwasher, Rangemaster range cooker, American style fridge freezer (separate negotiations) space for table and chairs and French doors to sun conservatory
- Superb sun conservatory overlooking garden
- Separate utility room with space and plumbing for washing machine, worktops and shelving
- Study/ground floor bedroom with bay window, shower and vanity unit with wash hand basin
- Three spacious double bedrooms on the first floor
- Main bedroom with modern en suite shower room
- Family bathroom with shaped enclosed bath and shower over with screen, wash hand basin, WC and fully tiled walls
- Two double second floor bedrooms
- Fully tiled modern bathroom
- Double glazing and gas heating with underfloor heating to the ground floor
- Outside: Large brick paviour driveway giving off road parking for numerous vehicles. The front garden is enclosed by a low capped brick wall with established trees and shrubs. Security gates lead to the rear garden which has a large lawn area with mature tree, shrub and flower beds, paved pathway. Enclosed by panel fencing and hedging. There is then a large garden chalet ideal for home office/studio and decking area. A stone driveway leads to large detached barn measuring approximately 39' x 28' with a paviour slipway to the front with electric roller doors and personal door, currently being used as a gym/bar/games room. There is then a further second lawn area with a vegetable patch and large timber shed
- Barn with solar panels generating a good yearly income

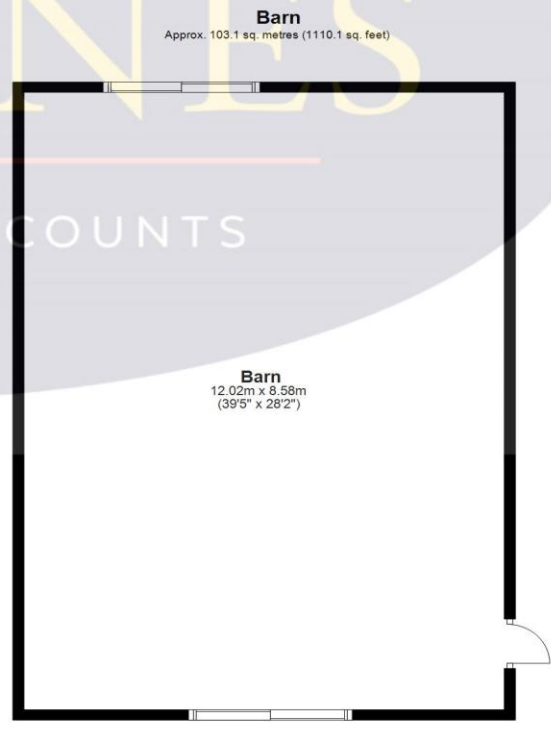
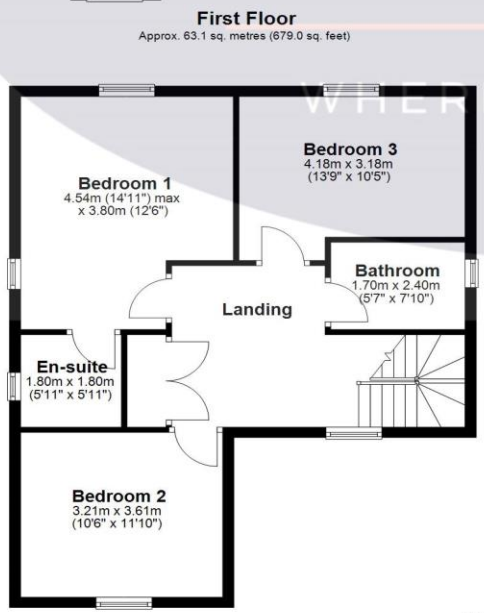
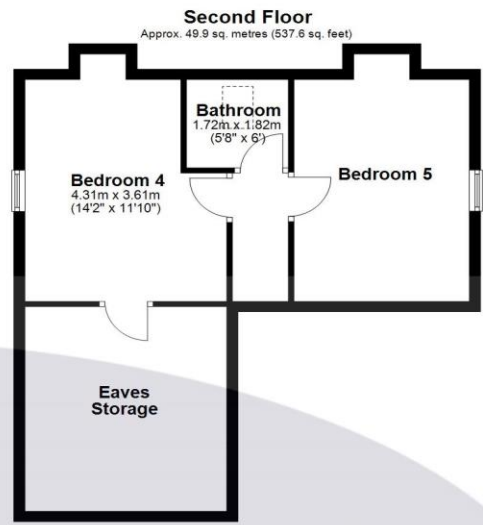
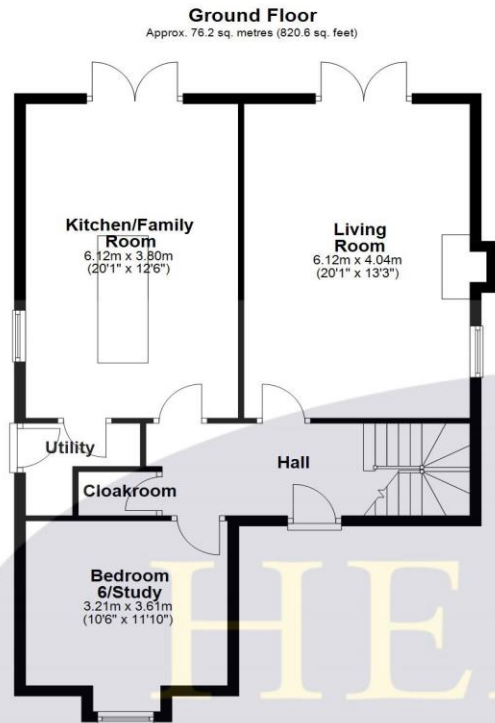
The property is situated in Sturminster Marshall which is a popular village to the west of Wimborne and benefits from a variety of amenities which include a village shop/post office, pharmacy, public houses, church, well regarded First school and a nine hole golf course. The village is approximately 5 miles from both Wimborne and Blandford and 7 miles from Poole.

COUNCIL TAX BAND: F EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.







Total area: approx. 292.4 sq. metres (3147.3 sq. feet)

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