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**Sturminster Marshall  
Dorset, BH21 4AD**



# Sturminster Marshall, Dorset, BH21 4AD

## FREEHOLD PRICE: £625,000

A delightful 1930's Art Deco three double bedroom, two reception room chalet style house with many character features set on a generous private plot overlooking fields front and rear of the property and is within easy reach of local amenities. First time to the market in over 60 years.

- Generous size entrance hall with exposed wooden flooring that flows throughout the ground floor excluding the kitchen
- Good size kitchen/diner finished in a range of floor and wall mounted units, built in oven and electric hob with original Art Deco tiles
- Separate utility room with Belfast sink, plumbing for washing machine, gas boiler and access to side drive
- Dual aspect sitting room with original fire place
- Spacious dining room with large picture window overlooking the front garden
- Large ground floor bedroom with picture window overlooking the garden
- Ground floor bathroom with original Art Deco tiles, bath with shower over, wash hand basin and WC
- On the first floor is a light and airy landing with a large window
- Two double bedrooms, one is currently used as two rooms with stud wall and a second spacious double bedroom with built-in furniture and countryside views
- Outside: Gardens front and rear have been well maintained and offer a large range of trees and shrubs and lawns with a private feel ideal for garden lovers

Set back from the road this home is in easy reach of village amenities and only five miles from Wimborne and approximately eight miles from Poole.

COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.





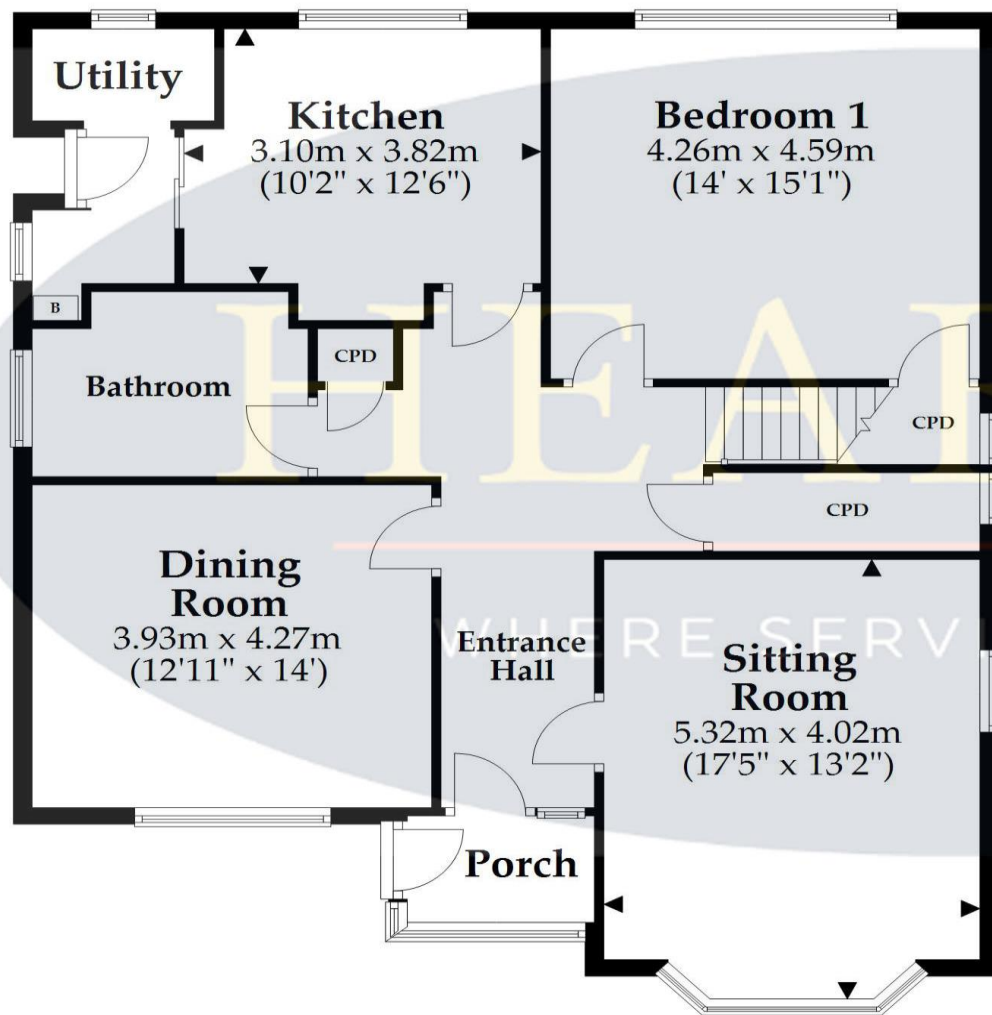




Note: Measurements were taken from architect's plans and may not exactly represent the finished room sizes.

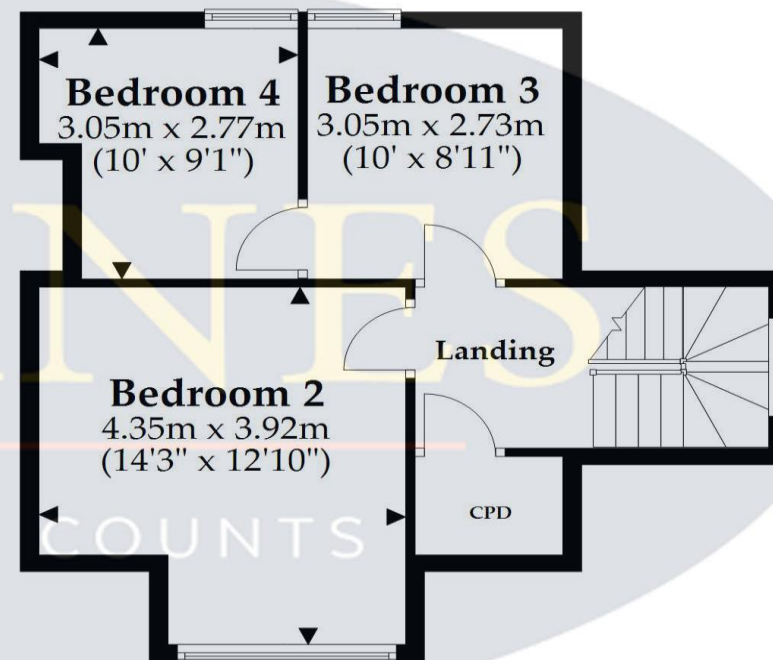
## Ground Floor

Approx. 105.9 sq. metres (1140.4 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 148.2 sq. metres (1595.0 sq. feet)

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











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