



HEARNES

WHERE SERVICE COUNTS

Sturminster Marshall, Dorset, BH21 4BP

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FREEHOLD PRICE: £975,000

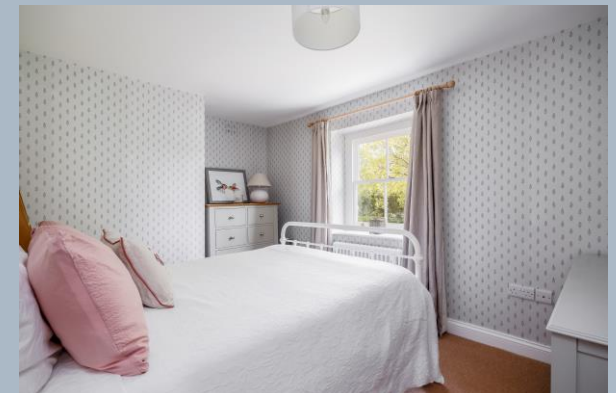
A superbly positioned and beautifully presented detached Edwardian family home offering three bedrooms and two reception rooms as well as a stunning kitchen/lifestyle room and separate utility room. The property occupies a large plot set in attractive gardens with additional outside studio/cinema room and gym.

- Impressive large entrance hallway with quality wood effect flooring and stable door to garden
- Dual aspect sitting room with inset wood burner
- Attractive snug/study with inset wood burner and part wood panel walling
- Stunning kitchen/lifestyle room with bespoke handmade fitted kitchen with large island unit, quartz worktops and quality fitted appliances, space for table and chairs and sofas, vaulted ceiling and triple aspect with French doors leading to garden
- Separate utility room with units, space for washing machine and tumble dryer, cupboard concealing gas boiler and further shoe cupboard
- Downstairs cloakroom with wood panel walling
- Three generous size bedrooms
- Main bedroom with superb bespoke wardrobes and luxurious en suite bathroom with cast iron freestanding bath, wet room with rainfall shower head, elegant vanity unit and enclosed WC
- Stunning family bathroom with feature tiled flooring and panelled walling
- Underfloor heating to the ground floor accommodation and en suite bathroom
- Outside: Shingle driveway giving access to off road parking for numerous cars. The rear garden is landscaped with attractive sun terrace and various shrub and tree borders set within an imposing good size plot. To one side a veranda which leads to superb cinema room/studio and gym

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: E EPC RATING: C

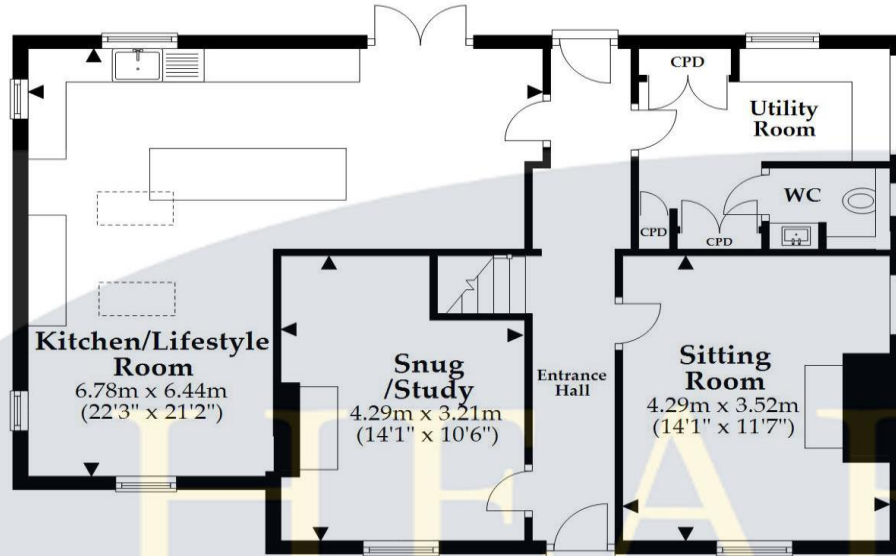
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





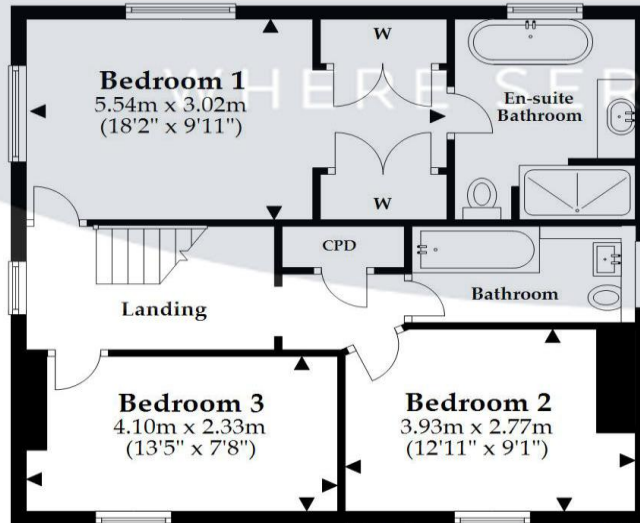
Ground Floor

Approx. 81.0 sq. metres (872.3 sq. feet)



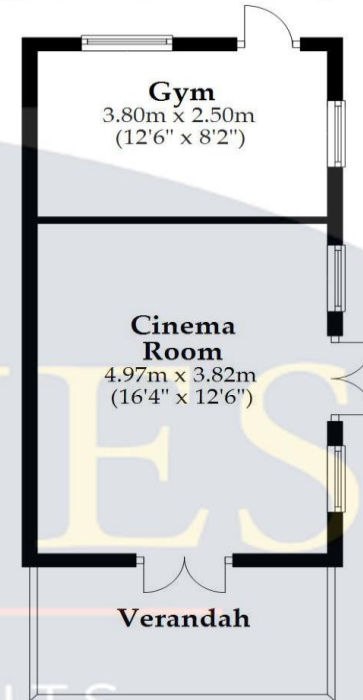
First Floor

Approx. 59.4 sq. metres (639.7 sq. feet)



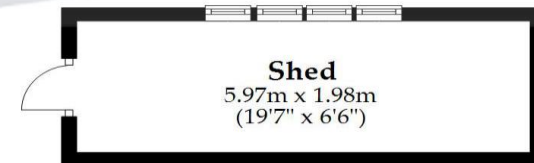
Outbuilding

Approx. 28.9 sq. metres (310.7 sq. feet)



Outbuilding

Approx. 11.8 sq. metres (127.2 sq. feet)



Total area: approx. 181.2 sq. metres (1950.0 sq. feet)

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







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