



Churchill Mews, Sturminster Marshall, Wimborne.

ONLY FOUR REMAINING - BE QUICK - A beautiful contemporary and new three bedroom detached family home built to a high specification with stylish kitchen and bathroom and parking spaces, superb village location.

BUYERS INCENTIVE AVAILABLE.

Guide Price
£425,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Churchill Mews Sturminster Marshall, Wimborne BH21 4BQ

- A brand new traditional style three bedroom detached family home
 - Part tiled quality fitted bathroom
- Built to a high specification - BUYERS INCENTIVES AVAILABLE
- Large sitting/dining room with patio doors to rear garden
- Contemporary kitchen with integrated appliances
 - Allocated parking
 - Landscaped rear garden with patio
- Under floor heating to ground floor, programmable thermostatic controls

Viewing strictly by appointment
Symonds & Sampson
01202 843190





ONLY FOUR REMAINING - BE QUICK - Nestled in the charming village of Sturminster Marshall, Wimborne, this brand-new detached house is a gem waiting to be discovered. Boasting three bedrooms and two bathrooms, this contemporary and stylish family home is perfect for those seeking modern living in a picturesque setting.

As you step inside, you'll be greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The underfloor heating ensures a cosy atmosphere, while the landscaped gardens provide a tranquil outdoor space to unwind.

With parking for two vehicles, you'll never have to worry about finding a spot after a long day. Situated in a peaceful cul-de-sac, this property offers a sense of privacy and security, making it the perfect retreat from the hustle and bustle of everyday life.

Conveniently located within walking distance of shops, pubs, bridleways, and green open spaces, this home is a haven for those who enjoy the great outdoors. The vibrant community in Sturminster Marshall adds to the appeal of

this property, making it a desirable place to call home.

Don't miss out on the opportunity to make this house your own. With no chain involved, this is your chance to move into a newly built property without delays. Arrange a viewing today and experience the charm of village living at its finest.

Location

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.

Internally and externally

Internally this newly constructed detached family home boasts contemporary living built with a traditional style. The home has a wonderful elegance with spacious rooms, modern conveniences and a host of features including underfloor heating. There is room for a growing family as well as wonderful entertaining areas.

Externally the property has off road parking, is set in a quiet cul-de-sac and has access to the large village playing field, shops and pubs together with endless walks. The gardens are well landscaped and enjoy peace and seclusion.

Agents notes and services

EPC - TBC

Council tax band - TBC

Broadband and mobile reception is present in this location

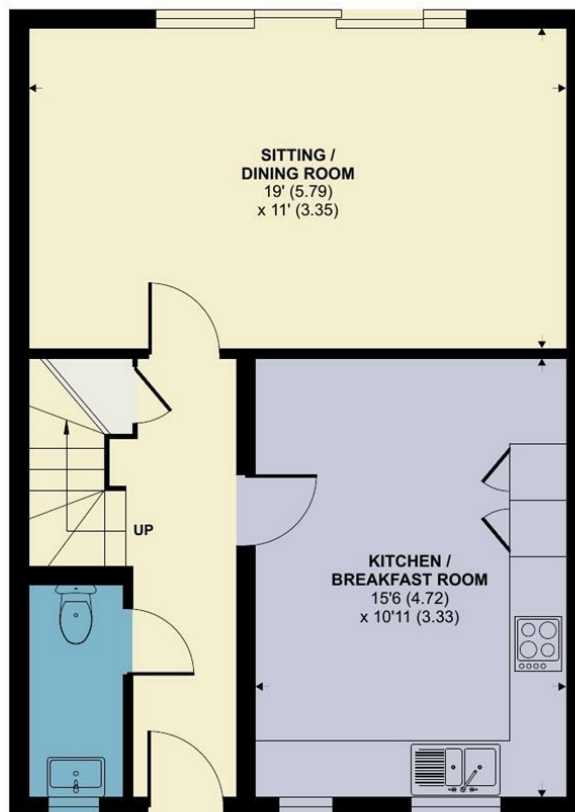
No chain, vacant

All mains services

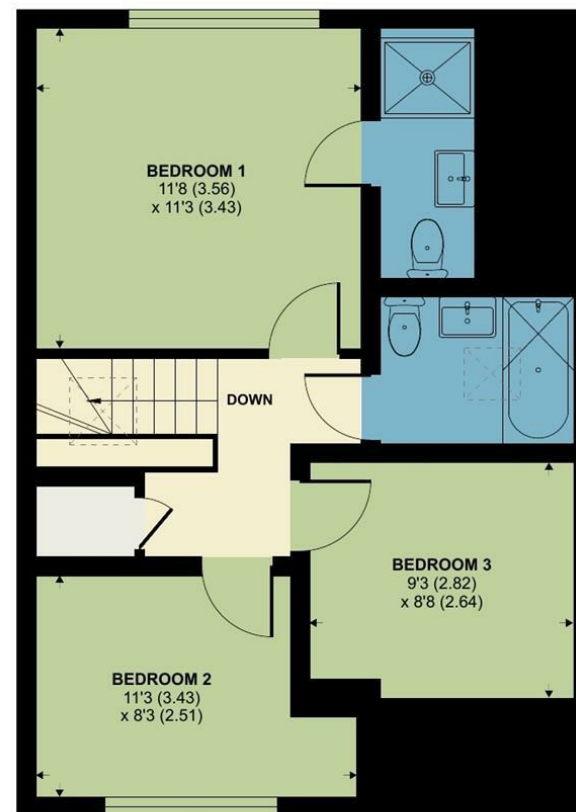
Churchill Close, Sturminster Marshall, Wimborne

Approximate Area = 1035 sq ft / 96.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Directions

From Wimborne head towards Sturminster Marshall. Turn right into Station Road and proceed until you turn left into Churchill Close, follow the road to the right where Churchill Mews will be found on the right hand side opposite the large playing green.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1151583



WIM/NW/JUL24



01202 843190
Symonds & Sampson 5 West Street
Wimborne
Dorset
BH21 1JN
wimborne@symondsandsampson.co.uk

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