

Symonds
& Sampson

Homestead House

Sturminster Marshall, Dorset

Homestead House

Blandford Road
Sturminster Marshall
Wimborne
BH21 4AG



- A very well presented and deceptive four bedroom home
 - A lovely garden with a large workshop
 - Off road parking for several vehicles
 - Situated in a sought after village location
- Walking distance of local shops and wonderful walks
 - Excellent condition with a lovely modern feel

Guide Price £450,000
Freehold

Wimborne Sales
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THE PROPERTY

A beautifully presented and deceptively spacious 3/4 bedroom detached chalet style home situated on the fringe of the highly favoured, picturesque village of Sturminster Marshall, located approximately 4 miles from Wimborne town centre which offers a wide range of amenities.

ACCOMMODATION

The property was newly built in 2011, and is deceptive in size. Extending to over 1255 sq ft having 3 first floor bedrooms, a study/bedroom 4/dining room on the ground floor, and a large living room overlooking the rear garden with a lovely kitchen family room and ground floor w/c. There is parking for at least 4 vehicles, and the gardens are flat and level with a large patio and newly installed workshop,

OUTSIDE

To the front is a large brick paved driveway and turning area for four cars. The property has pedestrian access either side. To the rear is a lovely patio which leads to the large lawned area. The current owners have recently installed a large workshop ideal for storage or to be used as a home office/summer room.

SITUATION

Set in Sturminster Marshall, the property has easy access to Wimborne, Poole and Blandford. There are many beautiful walks as well as convenience shops, pubs and the village green. The village itself is highly sought after with a mix of age groups.

DIRECTIONS

What three words ///fists.tweaked.afflicted

SERVICES

Council Tax Band - E
EPC Rating - C
All mains services

MATERIAL INFORMATION

Broadband speeds, superfast
Mobile phone reception likely dependant on provider





Blandford Road, Sturminster Marshall, Wimborne

Approximate Area = 1258 sq ft / 116.8 sq m

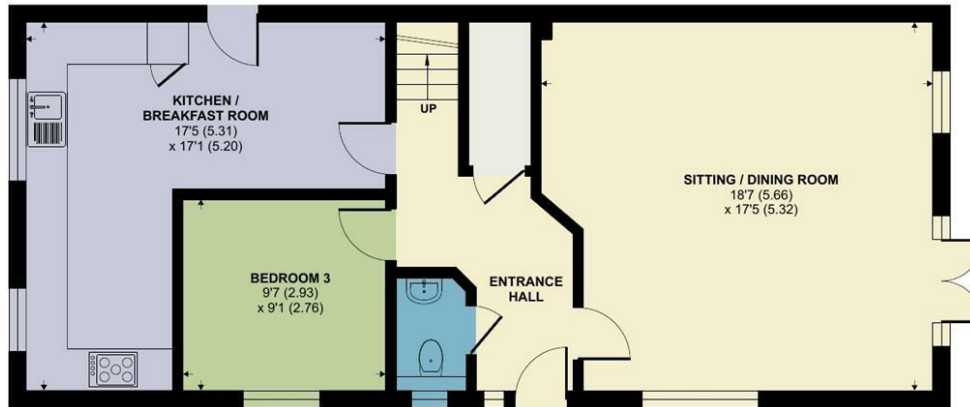
Outbuilding = 104 sq ft / 9.6 sq m

Total = 1362 sq ft / 126.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	88
(81-91) B	79
(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

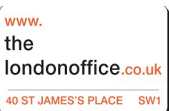
STORAGE /
WORKSHOP
17'2" (5.23)
x 6'1" (1.85)

OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1272726



WIM/NW/APR25



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