

An aerial photograph of a large, detached brick house with a dark tiled roof and two dormer windows. The house is surrounded by a well-maintained garden with a lawn, trees, and a paved patio area. A blue car and a red car are parked in the driveway. In the background, there are other houses and a large green field under a blue sky with scattered clouds.

FOR SALE

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Sturminster Marshall
Dorset, BH21 4AP

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FREEHOLD PRICE: £550,000

A deceptively spacious and highly versatile chalet-style home, enjoying a private and secluded position in the heart of the village. The property offers four bedrooms, three reception rooms and two bathrooms, complemented by a characterful farmhouse-style kitchen, ample off-road parking and a garage.

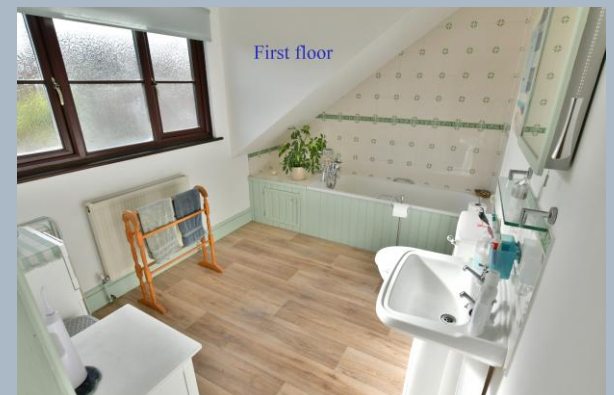
- Enclosed entrance porch and space for cloaks
- Entrance hallway with understairs storage cupboard and shoe cupboard
- Cosy sitting room with double doors off hallway and view over garden
- Spacious dining/day room with rear window and door to garden
- Large study enjoying a dual aspect with door to garden
- Good size farmhouse-style kitchen with range of base and eye level units with complementary worktops, Range cooker, space for appliances, cupboard housing boiler, rear window and door to outside
- Ground floor bedroom and modern bathroom with white suite with bath, separate shower cubicle, vanity unit with wash hand basin, WC and airing cupboard
- Three generous size first floor bedrooms: main bedroom with built in wardrobes enjoying a dual aspect
- Modern family bathroom with three-piece suite
- Double glazing and gas heating
- Outside: a tarmac driveway giving ample off-road parking leading to brick and tiled garage with light and power. The garden is laid to lawn with secluded patio area with ornamental pond and rockery with an abundance of mature flower, tree and shrub borders, enclosed by walling and panel fencing to the side a blockwork shed can be found with further secluded patio area with side gate giving access to Kents Lane and to the local shop. The property is situated in a quiet tucked away location, also approached via Railway Drive

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

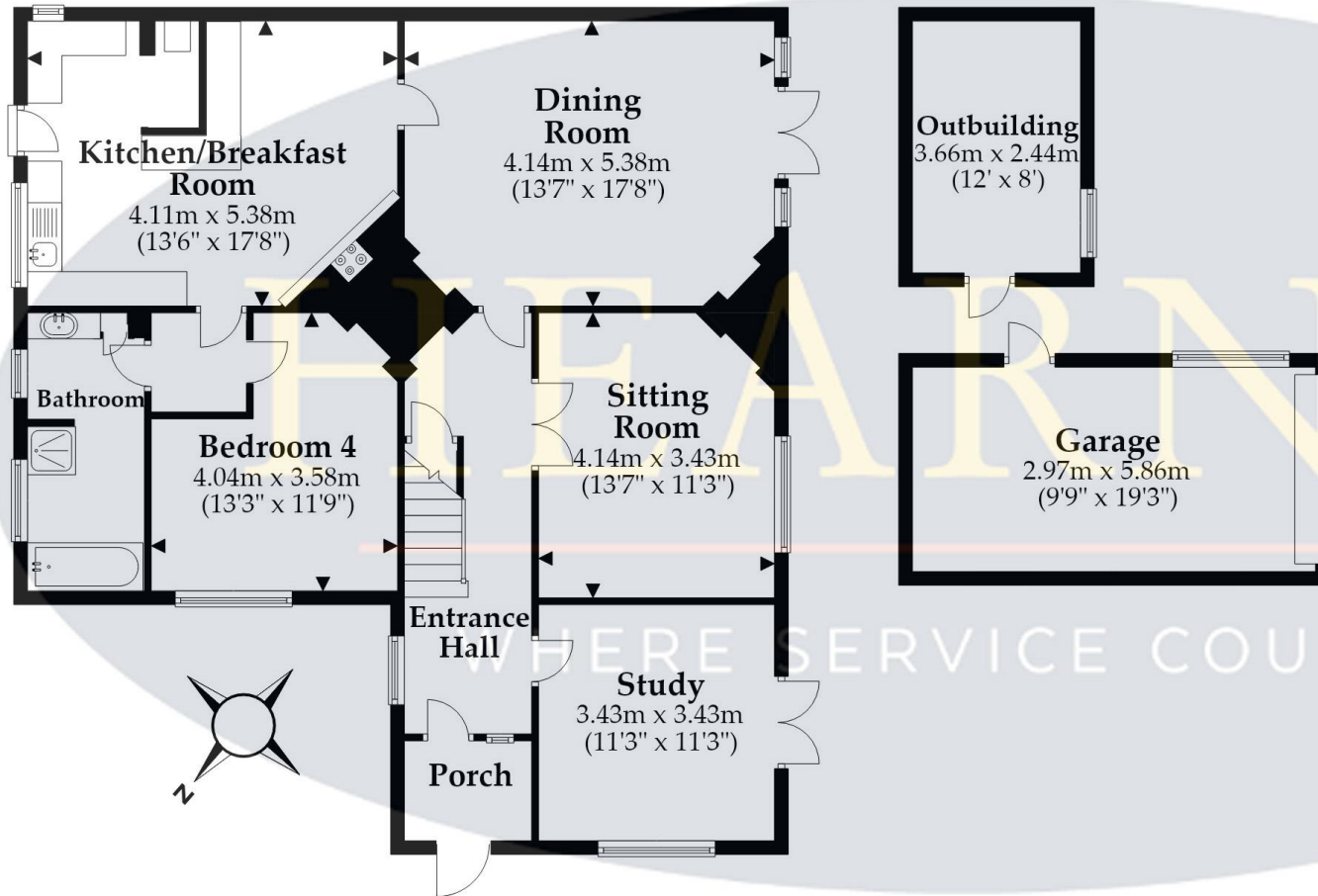
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



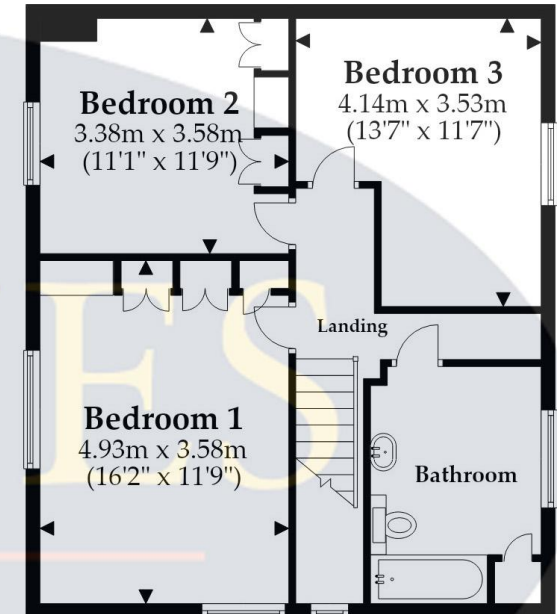


Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

Ground Floor



First Floor



Total Internal Floor Area: approx. 190.4 sq. metres (2050 sq. feet) includes Garage, excludes Outbuilding

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





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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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