FOR SALE
CHURCHILL GARDENS
HEARNES
WHERE SERVICE COUNTS
Sturminster Marshall, Dorset, BH21 4GJ

Sturminster Marshall, Dorset, BH21 4GJ

FREEHOLD PRICE: £400,000

A superb detached family home offers three bedrooms and a stunning open plan kitchen/dining/sitting room and a downstairs cloakroom, a main bedroom with luxury en suite shower and family bathroom. The property benefits from a landscaped gardens and two allocated parking spaces.

An exclusive new development comprising just eight beautifully designed, energy efficient homes offering a mix of spacious two and three bedroom residences. Each property is meticulously crafted to achieve an A rating Energy Performance Certificate ensuring exceptional comfort, low running costs and a sustainable lifestyle. Ideally located in a highly sought after village location enjoying the perfect balance of rural tranquillity and easy access to local amenities, schools and transport links.

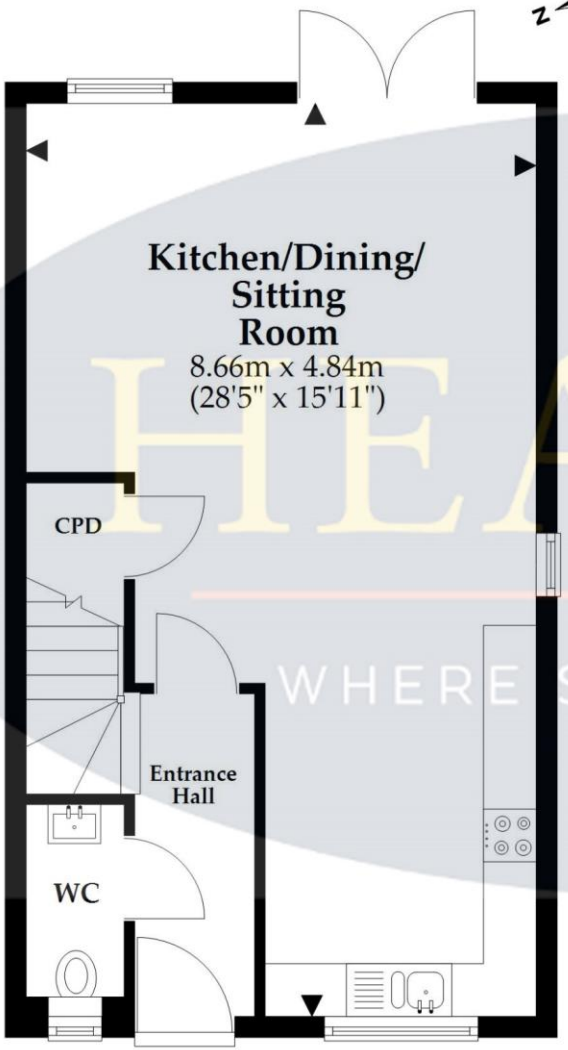
- Ten year BUILD-ZINE warranty
- Underfloor heating to ground floor and radiators to first floor
- Luxury tiled flooring and fitted carpets throughout
- Bespoke kitchens with high quality integrated appliances including single oven and induction hob, extractor hood, fridge freezer, washing machine and dishwasher
- Contemporary fitted bathrooms and en suites
- Patio areas and enclosed gardens with lawns
- Allocated off road parking spaces
- EV charging point
- Solar panels

The development 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 five miles from both Wimborne and Blandford and seven miles from Poole.

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

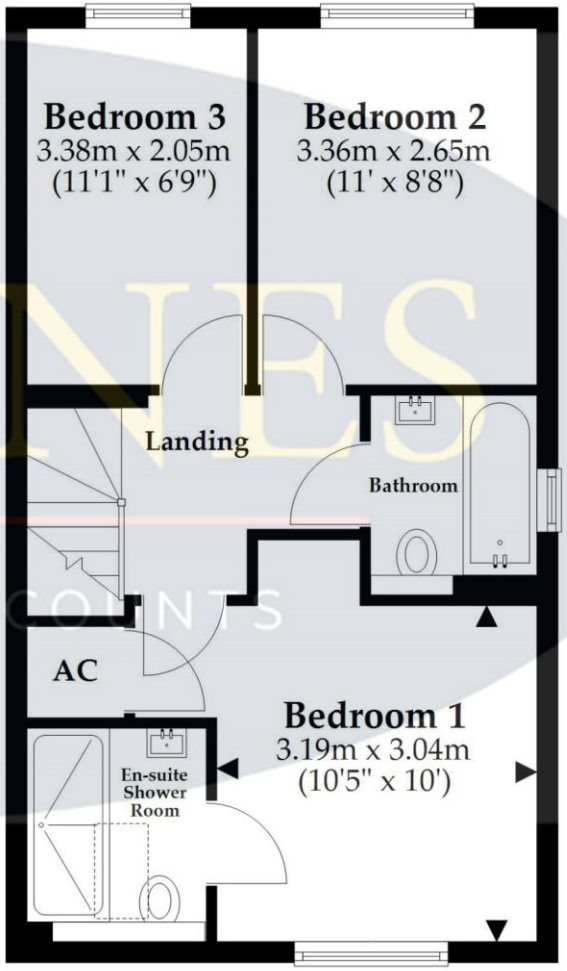
Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 83.4 sq. metres (897.7 sq. feet)

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

LJT SURVEYING

HEARNES
WHERE SERVICE COUNTS

6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com
OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD