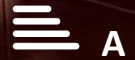




Marlswood Stapehill Road
, Wimborne, BH21 7NF

Offers over £1,000,000



Marlswood Stapehill Road

, Wimborne, BH21 7NF

Set within a secluded semi-rural plot backing directly onto greenbelt land, this exceptional five/six bedroom residence offers over 2,700 sq ft of versatile accommodation, combining modern family living with outstanding energy efficiency and immediate access to countryside walks between Wimborne and Ferndown.

Marlswood has been comprehensively and thoughtfully renovated throughout to an exceptional standard and is presented in immaculate condition, with high-quality modernisation throughout, also including electric vehicle charger. A major benefit is the home's impressive solar energy system, installed in 2022/23, which works alongside battery storage and hot water support to help power the property efficiently and reduce day-to-day running costs. This contributes to the home's EPC Rating A and adds to its overall sustainability.

The property is approached via a five-bar gate onto a wide driveway providing extensive parking, with a lawned frontage and grass reinforced grid beneath allowing additional vehicle access if required. Electrically operated gates lead to a detached double garage with workshop area, alongside a large rear shed for further storage.

Inside, the reception hall sets the tone with a strong sense of space, with engineered wood flooring flowing through the principal living areas. The main living room is a standout feature, with exposed beams, a contemporary glass-fronted gas fire and bi-fold doors opening onto the garden and patio.

The kitchen has been stylishly upgraded with granite worktops, extensive cabinetry and integrated appliances including an induction hob, double oven, dishwasher and fridge. It offers generous space for dining and everyday living, with double doors to the garden, complemented by a separate utility room. The dining room enjoys garden views and connects easily with the main reception areas, creating a natural flow for entertaining.





Upstairs, the home has been carefully modernised. The principal bedroom includes a walk-in wardrobe and en-suite shower room, while a second bedroom also benefits from its own en-suite. The remaining bedrooms are well proportioned, several enjoying greenbelt views, with two currently used as home offices. In total there are six bedrooms served by a modern family bathroom.

The rear garden is private and peaceful, with uninterrupted views over adjoining greenbelt land. Mainly laid to lawn, it also features extensive paved terraces ideal for outdoor dining and entertaining.



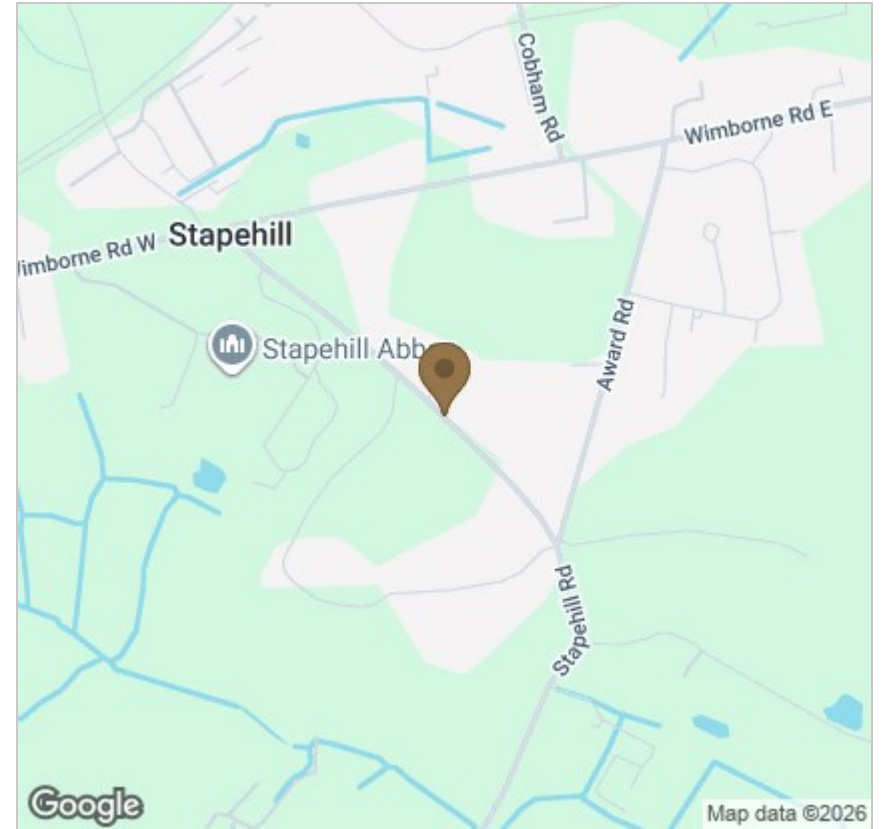
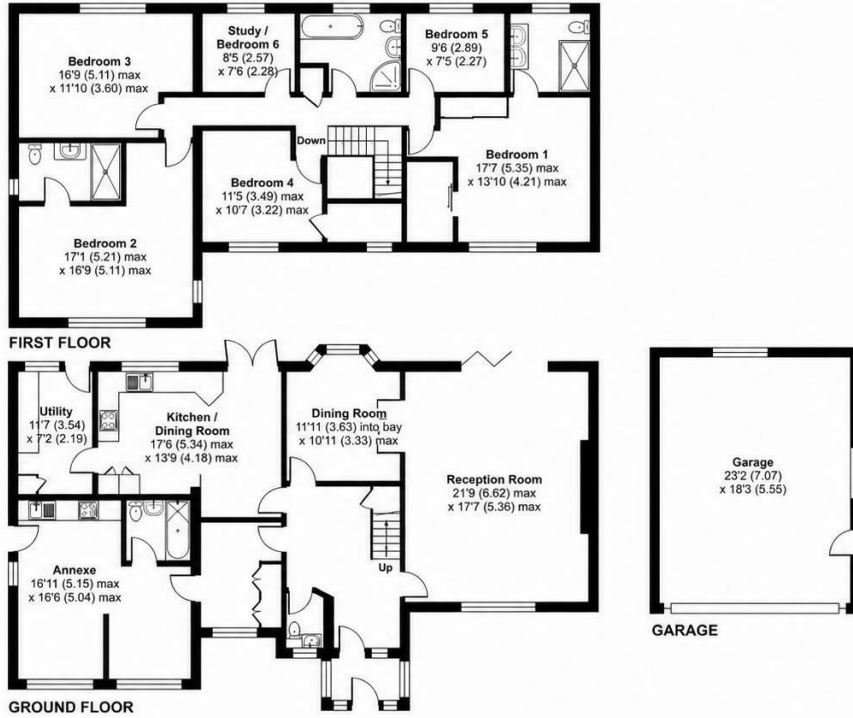
A self-contained annexe provides excellent flexibility, with its own private entrance as well as internal access. It includes a sitting room, kitchen, bedroom area and bathroom, suitable for guests, extended family or potential income, subject to consents.

Set in a highly desirable semi-rural position, the property offers immediate access to heathland and miles of countryside walks from the doorstep, while Wimborne, Ferndown and Ringwood are all within easy reach for everyday amenities.

Marlswood delivers space, flexibility and efficiency in a well-balanced home designed for modern living, home working and multi-generational use, all within a peaceful yet well-connected setting.



Area Map



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	100
(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	

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