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ESTATE AGENTS



**23 Churchill Close,
Sturminster Marshall, Wimborne, BH21 4BQ**

Situated in a popular location of the sought-after village of Sturminster Marshall, this well-presented three-bedroom mid-terraced home enjoys an attractive position fronting onto playing fields and offers spacious, sociable accommodation ideal for modern family living. Off-Street parking and Three reception rooms add to the convenience of this spacious home!

Price Guide £400,000 Freehold

Council Tax Band: C

23 Churchill Close, Sturminster Marshall, Wimborne, BH21 4BQ



- Impressive Kitchen
- Low Maintenance Garden
- Extended Ground Floor
- Three Reception rooms
- Off Street Parking
- Perfect Family Home
- Opposite Playing Fields

Description:

Situated in a popular location of the sought-after village of Sturminster Marshall, this well-presented three-bedroom mid-terraced home enjoys an attractive position fronting onto playing fields and offers spacious, sociable accommodation ideal for modern family living.

The property features a particularly impressive kitchen designed with entertaining in mind, providing a stylish and social heart to the home. In addition, there is a separate dining room and a comfortable sitting room overlooking the rear garden. A useful ground floor WC adds further practicality.

Upstairs, there are three well-proportioned bedrooms served by a contemporary family shower room.

Externally, the property benefits from a low-maintenance rear garden, perfect for those seeking easy outdoor living, while the open outlook to the front across the playing fields creates a pleasant sense of space.

Churchill Close is conveniently located within easy reach of local amenities, schools, and transport links, with Wimborne Minster and Poole both easily accessible.

Early viewing is highly recommended.

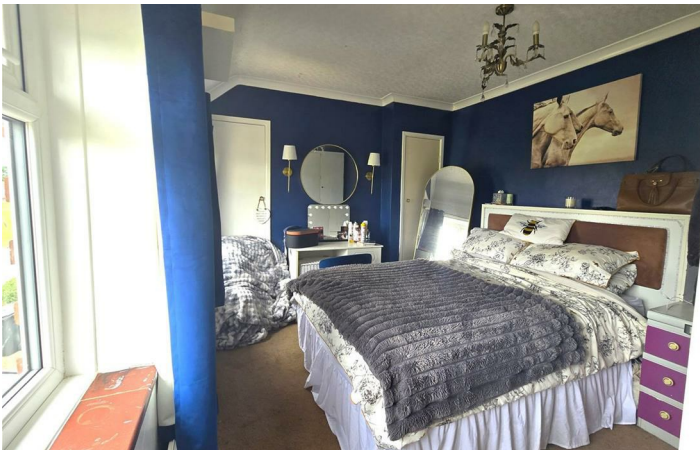
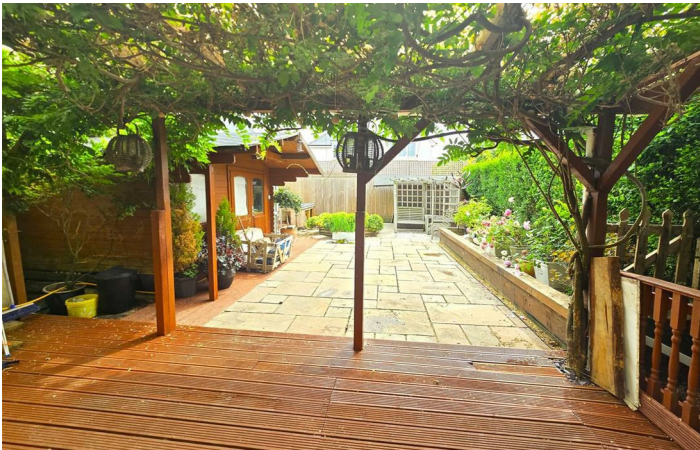
Location:

Sturminster Marshall is a popular Dorset village offering a strong sense of community alongside excellent convenience. The village benefits from a range of local amenities including shops, pubs, and schooling, whilst nearby Wimborne Minster provides a wider selection of independent boutiques, cafés, and leisure facilities. The property is also ideally positioned for access to the A31, making commuting towards Poole, Bournemouth, Southampton, and London straightforward.

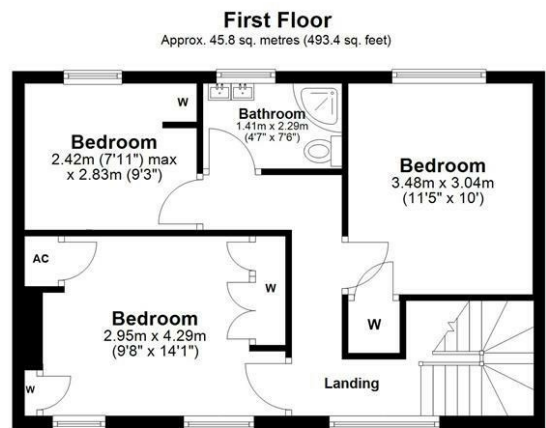
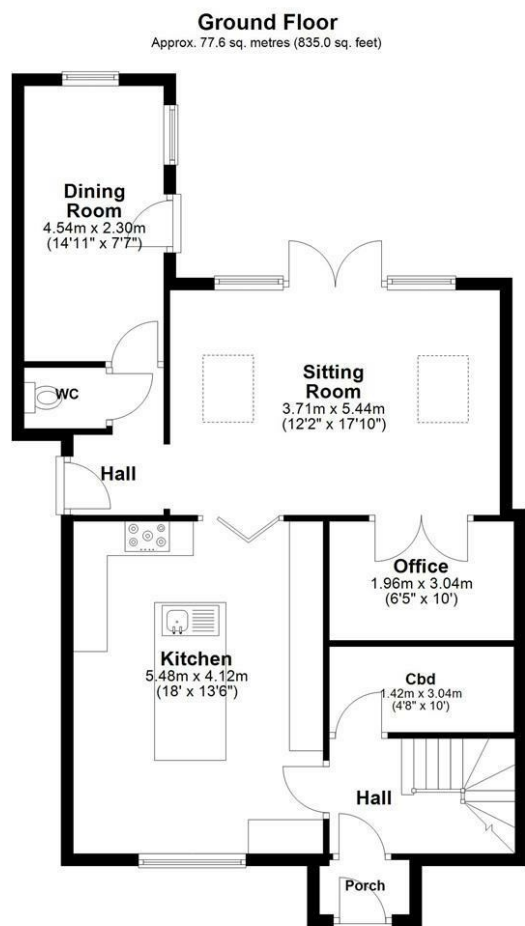


Directions

What 3 Words: ///decent.aimlessly.endlessly



Floor Plan



Total area: approx. 123.4 sq. metres (1328.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Market Place, Sturminster Newton, Dorset, DT10 1AS
Tel: 01258 473900 Email: sturminster@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

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		
	71	76
England & Wales		
EU Directive 2002/91/EC		