





ATAKA

SK Property Group is delighted to be exclusively appointed to market this exceptional residence, ideally positioned on the outskirts of Sturminster Marshall. Offering spacious and well-proportioned accommodation throughout, with excellent potential for a beautifully designed annexe.

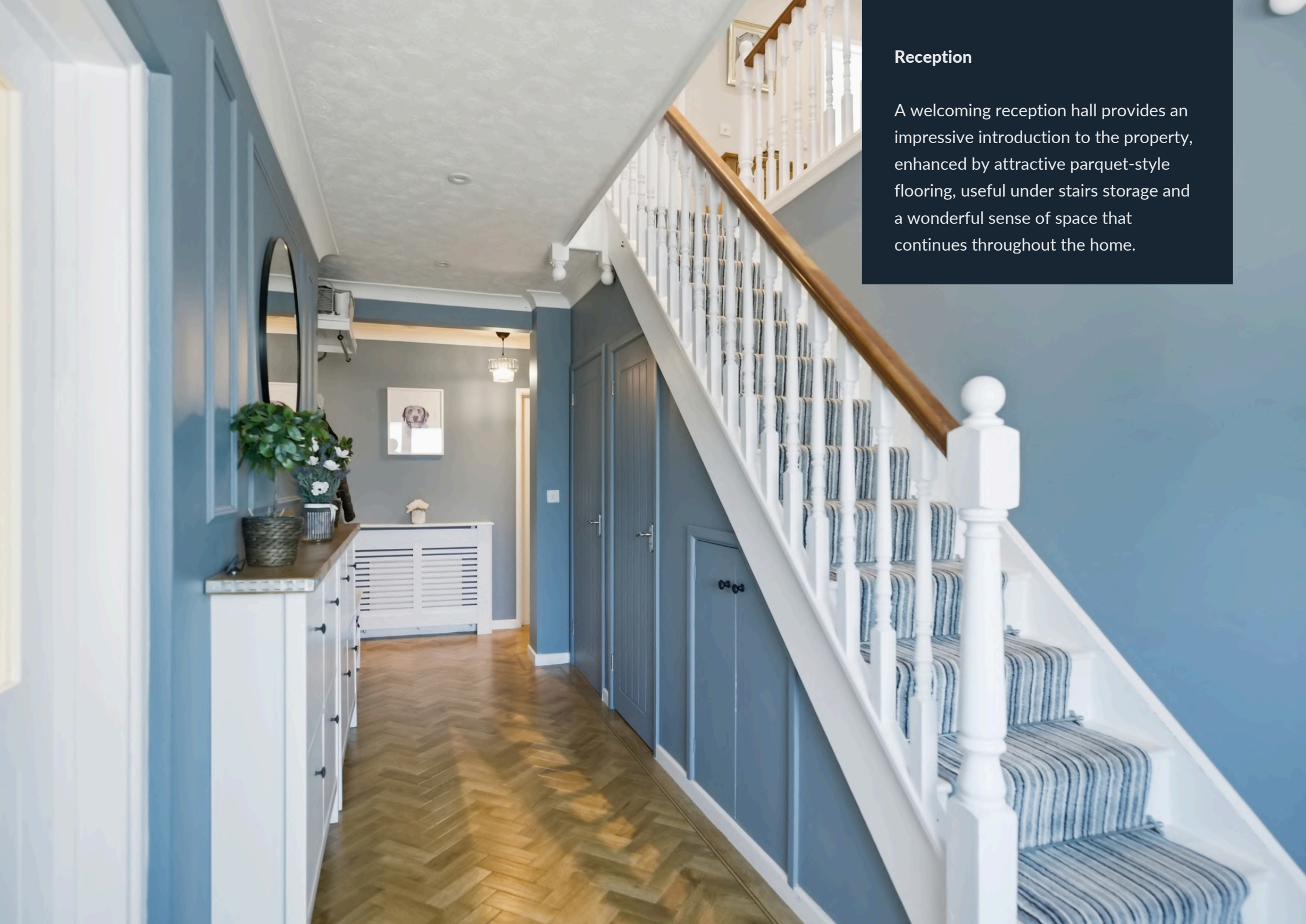
Reception Hall • Kitchen | Family room | Dining room
• Snug • Family shower room • Lounge

• Principal suite with en-suite bathroom
• Four further bedrooms

• Gymnasium • Family bathroom
• Family shower room

• Extensive driveway • Hot tub • Large garden

• Annexe potential



Reception

A welcoming reception hall provides an impressive introduction to the property, enhanced by attractive parquet-style flooring, useful under stairs storage and a wonderful sense of space that continues throughout the home.



Open Plan Kitchen / Dining / Snug Family Room

Undoubtedly the heart of the home is the magnificent open-plan kitchen, dining and family room, expertly designed to combine both practicality and style. The bespoke shaker-style kitchen is appointed with an extensive range of quality cabinetry, complemented by granite and solid woodwork surfaces, together with a selection of integrated appliances.

Designed with both entertaining and everyday family living in mind, the open-plan layout allows the kitchen, dining area and day room/snug to flow effortlessly together, creating a warm, light-filled and inviting atmosphere throughout.

Adjoining the kitchen, a well-equipped utility room provides further storage and convenient external access.



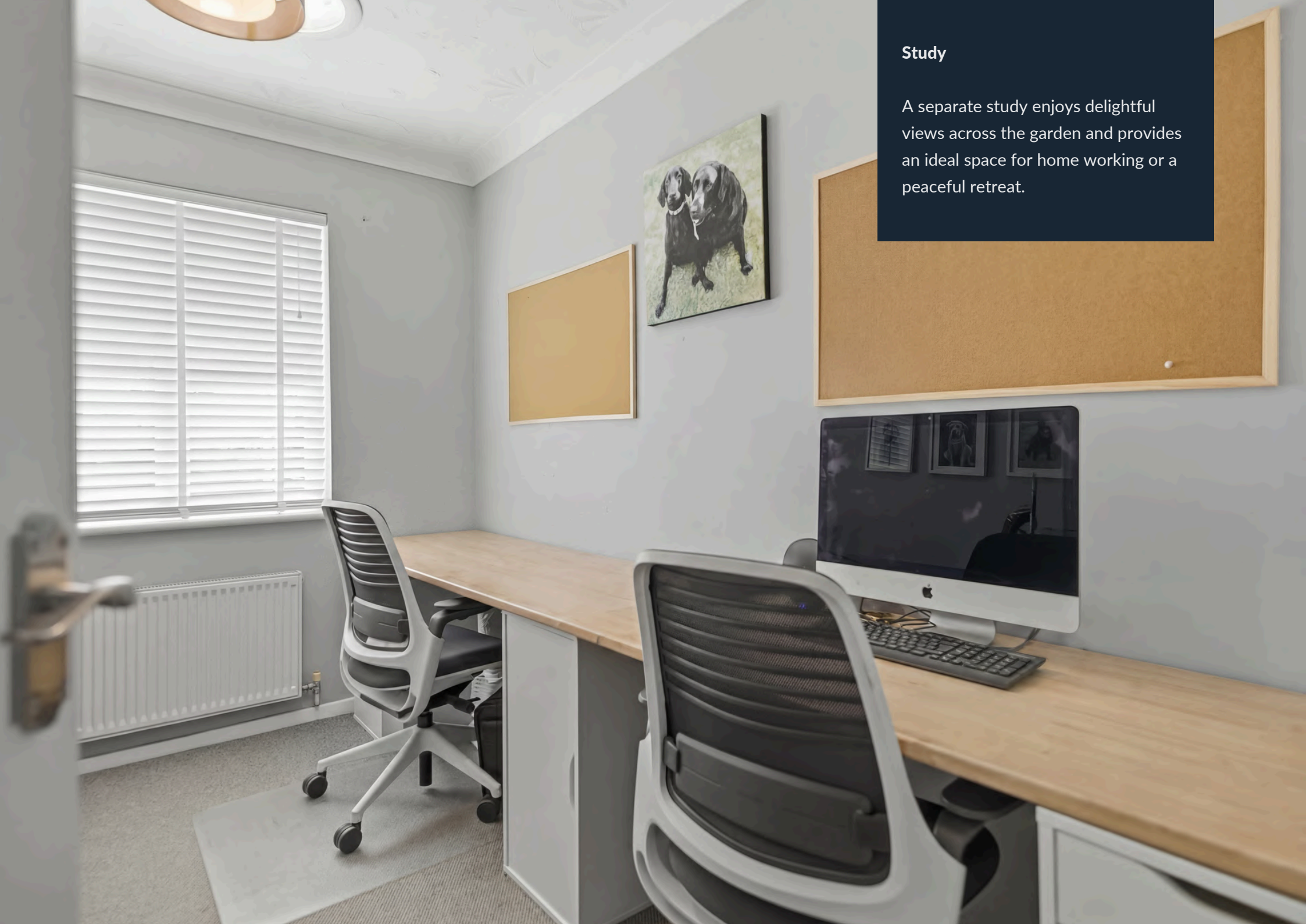
Family Lounge

The impressive triple-aspect sitting room is bathed in natural light, with French doors opening onto the landscaped rear garden, effortlessly blending indoor and outdoor living.



Study

A separate study enjoys delightful views across the garden and provides an ideal space for home working or a peaceful retreat.





Principal Suite & Further Bedrooms

The ground floor further benefits from two generous double bedrooms, including a superb principal suite with a well-appointed en-suite shower room, whilst a beautifully finished family bathroom serves the remaining accommodation.





First Floor

Ascending to the first floor, a spacious landing offers a versatile area, ideal for use as a reading space, study or home office. Three well-proportioned double bedrooms are arranged across this floor, all served by a contemporary family bathroom featuring both a bath and separate walk-in shower.





Annexe

One of the property's most appealing features is the excellent potential to create a self-contained two-bedroom annexe, requiring only modest remodelling to realise its full potential. Thoughtfully positioned to provide a high degree of independence, the accommodation could comprise a spacious principal bedroom with en-suite shower room, a second double bedroom, and a comfortable sitting room with French doors opening directly onto a private patio and garden.

The outdoor space is particularly attractive, and could enjoy its own secluded setting and featuring a sunken hot tub, creating an ideal environment for guests, multi-generational living, or independent accommodation.





Outside

To the front and side of the residence, an extensive driveway provides ample off-road parking for multiple vehicles, offering both convenience and practicality.

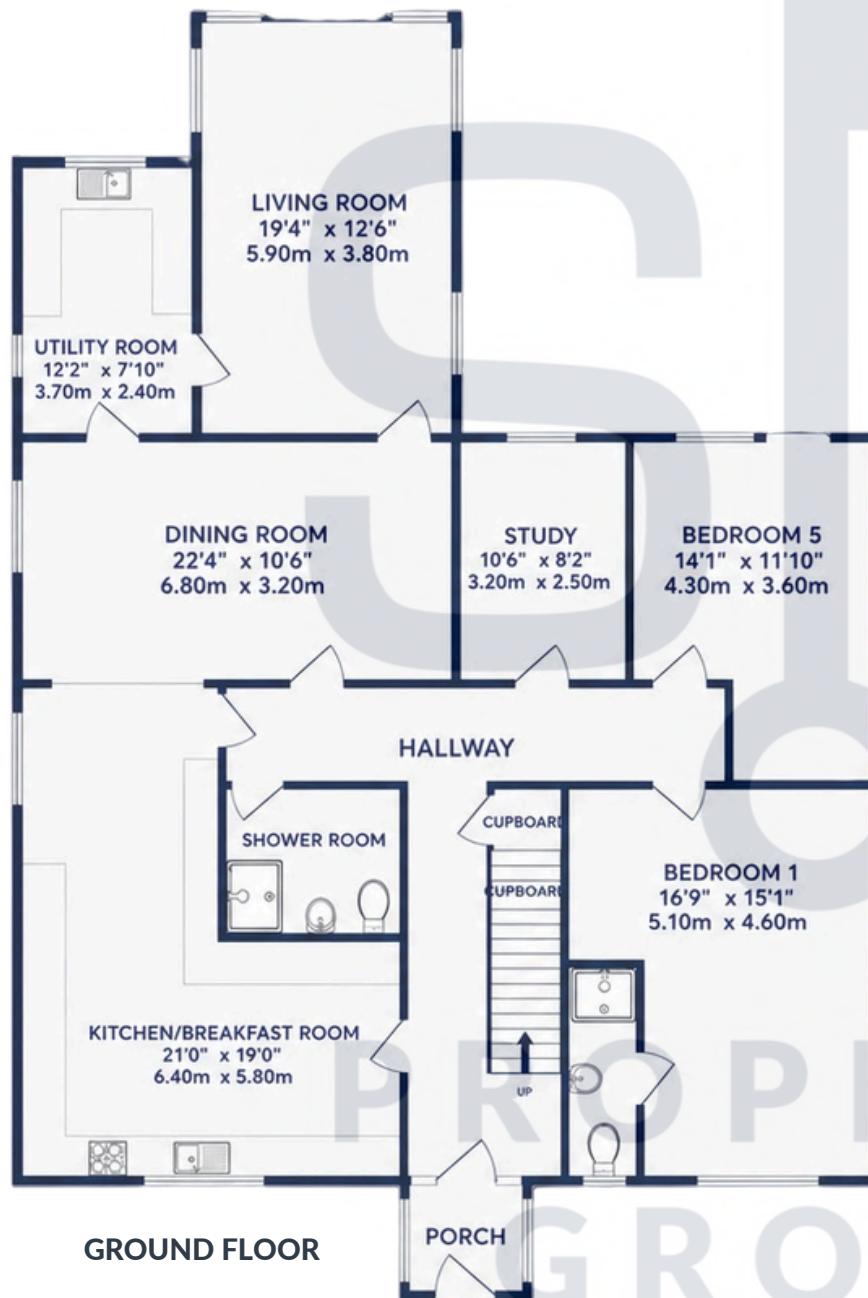
The rear garden has been thoughtfully designed to provide a private and peaceful outdoor setting, being predominantly laid to lawn and fully enclosed by mature fencing. Adjoining the rear of the property, an expansive paved terrace offers the perfect space for al fresco dining and entertaining, whilst a timber-framed pergola with a covered roof creates a sheltered seating area. Currently home to a sunken hot tub, this inviting space provides an ideal setting for relaxation and enjoyment throughout the year.



Location

Situated on the outskirts of the highly sought-after village of Sturminster Marshall, this property enjoys a prime position within one of East Dorset's most desirable rural communities, known for its welcoming atmosphere and picturesque surroundings.

- A range of everyday amenities are close at hand, including a convenience store, pharmacy, village hall, traditional public houses, a church, and the well-regarded Sturminster Marshall First School, all contributing to a strong sense of community.
- The historic market town of Wimborne Minster, approximately five miles away, offers an excellent selection of independent boutiques, cafés, restaurants, supermarkets, and leisure facilities.
- Coastal centres including Poole (8 miles) and Bournemouth (13 miles) provide extensive shopping, entertainment, and award-winning sandy beaches, while Blandford Forum (7 miles) offers a further range of amenities.
- Excellent road links via the A31 provide convenient access to Southampton (approximately 35 miles), the M27, and London.
- Mainline rail services from Poole and Bournemouth offer direct connections to London Waterloo in approximately two hours.
- Surrounded by the Dorset countryside and close to the River Stour, the area is ideal for walking, cycling, and outdoor pursuits.
- The Jurassic Coast, including Lulworth Cove (approximately 18 miles) and Durdle Door (approximately 19 miles), is within easy reach, while the New Forest National Park lies approximately 25 miles away.



Total area: approx. 236.2 sq. metres (2,543 sq. feet)
This plan is not to scale and is for general guidance only.

Agents Comments

SK Property Group is delighted to present this exceptional family home located on the outskirts of the highly sought-after village of Sturminster Marshall. From the moment we viewed the property, what immediately stood out was the sheer amount of space and flexibility it has to offer, making it an ideal home for growing families.

One of the property's most significant attributes is its excellent annexe potential. In recent years, we have seen a notable increase in demand for homes that can accommodate multi-generational living, whether for elderly relatives, independent teenagers or visiting guests. With only modest alterations, this property offers the opportunity to create a superb self-contained annexe, adding both versatility and long-term appeal.

**"Your home should tell a story of who you are,
and be a collection of what you love"**

Nate Berkus



Douglas Stirling-Kibble
douglas@skpg.co.uk
+44 (0)7970 524679
www.skpg.co.uk