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Sturminster Marshall
Dorset, BH21 4BU

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FREEHOLD PRICE £635,000

A well presented and deceptively spacious detached family home offering four bedrooms and three bathrooms, thoughtfully designed to accommodate modern family living. The heart of the home is a stunning open plan living area with separate family room and well equipped utility room set on a generous size plot. The property boasts ample off road parking and enjoys picturesque views over fields and farmland.

- Entrance hallway with tiled flooring leading to modern downstairs shower room with shower cubicle, wash hand basin, WC, matching tiling and ladder style heated towel rail
- Utility room with sink, worktop, range of storage cupboards, space for washing machine and tumble dryer, side door to outside
- Second reception room/family room with patio door to outside
- Open plan living area. Sitting room with wood burner enjoying a dual aspect with patio doors to garden. Kitchen/dining area with range of base and eye level units with complementary worktops, inset five ring gas hob with electric oven below and extractor fan above, matching central island with additional storage and pan drawers, integrated dishwasher and fridge. Space for dining table and chairs, rear aspect window and patio doors to garden
- Four good size bedrooms
- Main bedroom with open plan built in wardrobes and en suite shower room with shower cubicle, wash hand basin and WC
- Three further bedrooms with open plan wardrobes
- Modern family bathroom with white three piece suite
- Double glazing and gas heating
- Outside: A shingle driveway gives ample off road parking for a number of cars with raised flower bed borders and Laurel hedging enclosed by panel fencing. The rear garden has an expansive lawn area with mature flower, tree and shrub borders with log store and side shed. To the rear a fenced off raised vegetable/flower bed area with fruit trees, overlooking open fields and farmland

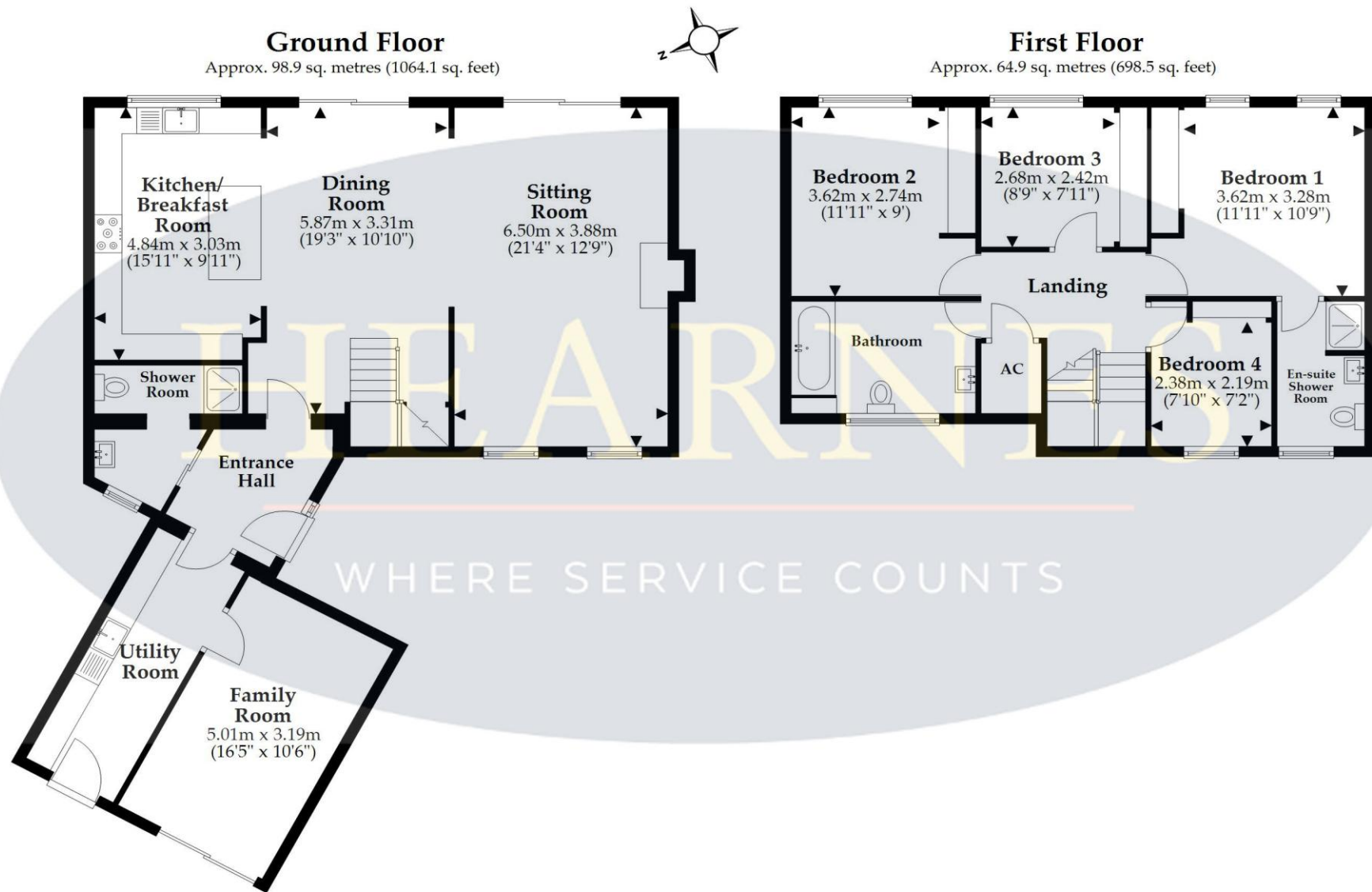
The property is situated in a popular village to the west of Wimborne and benefits from a variety of amenities which include a village shop/post office, pharmacy, public houses, church, well regarded First school and a nine hole golf course. The village is approximately 5 miles from both Wimborne and Blandford and 7 miles from Poole.

COUNCIL TAX BAND: F EPC RATING: C

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







Total area: approx. 163.8 sq. metres (1762.6 sq. feet)

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



LJT SURVEYING





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