



Sturminster Marshall
Dorset, BH21 4AY

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FREEHOLD PRICE: £625,000

An imposing and beautifully presented detached family home offering three bedrooms, one reception room with stunning kitchen/dining/family room and sun conservatory. The property also benefits from having a superb and newly fitted detached annexe/studio ideal for Air BnB for an elderly relative. The property is situated in a popular village location and a two minute walk to a 9 hole golf course and local amenities. There is a brick pavior driveway to the rear of the house giving off road parking for three/four cars.

- House is approximately 1,443 sq ft and annexe is approximately 288 sq ft
- Entrance storm porch leading to large entrance hallway with under stairs storage cupboard
- Cloakroom with WC and wash hand basin
- Feature wooden flooring in hallway and kitchen/lifestyle room
- Spacious sitting room with feature wooden fireplace and open fire facility, French doors to conservatory
- Superb glass conservatory overlooking garden
- Stunning kitchen/dining/family room with range of base and eye level units and pan drawers, butlers sink, stone worktops, space for appliances, integrated dishwasher, space for sofas and table and chairs, dual aspect
- Three good size bedrooms
- Main bedroom with built in wardrobes and en suite bathroom with roll top bath, separate double shower cubicle, wash hand basin, WC and part tiled
- Double glazing and gas heating
- Detached annexe/studio with living and sleeping areas. Kitchen with sink, base units with worktops, inset hob and oven below, integrated washing machine and fridge, shower room. Bifold doors to garden
- Outside: Pedestrian gate with paved pathway leading to entrance porch. Small lawn area bound by high hedging and side gate to rear garden. The rear garden is low maintenance being laid to patio with shrub and flower borders and central pergola being enclosed by panel fencing
- Access via Moor Lane leading to brick paviour driveway giving off road parking for a number of cars

The property is situated in the popular village of Sturminster Marshall, five miles 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 Blandford and 7 miles from Poole.

COUNCIL TAX BAND: F EPC RATING: D

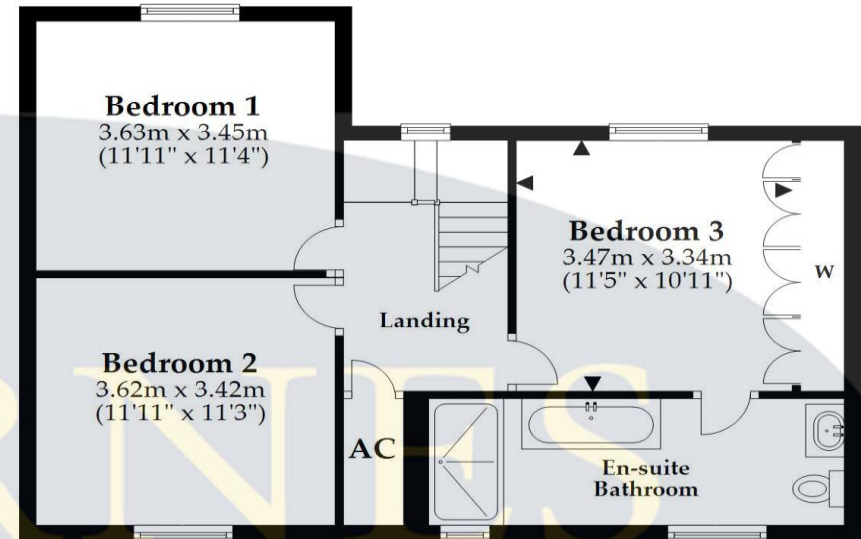
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





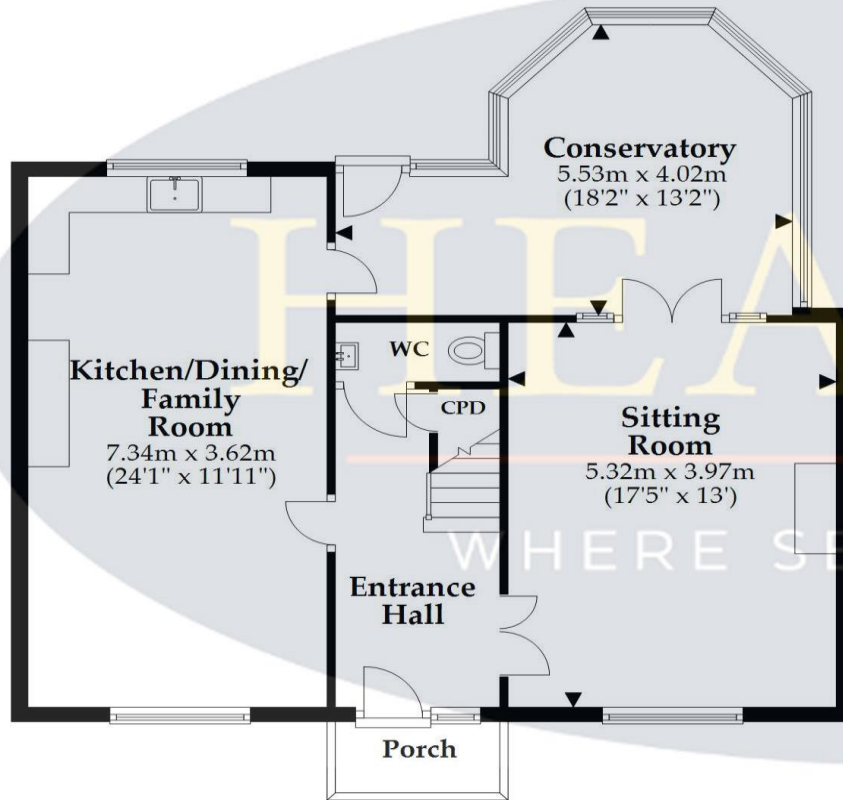
First Floor

Approx. 57.4 sq. metres (617.3 sq. feet)



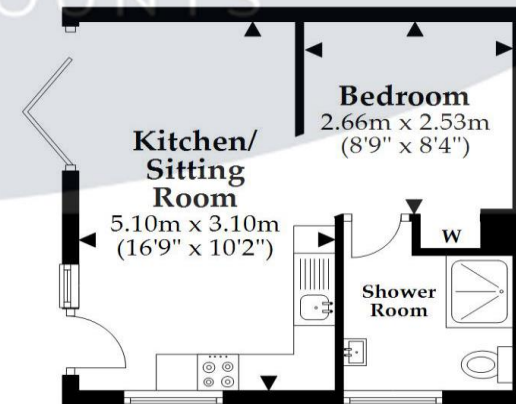
Ground Floor

Approx. 76.8 sq. metres (826.5 sq. feet)



Annexe

Approx. 26.8 sq. metres (288.2 sq. feet)



Total area: approx. 160.9 sq. metres (1732.1 sq. feet)

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







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