



**HEARNES**

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**Sturminster Marshall  
Dorset, BH21 4BU**

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## FREEHOLD GUIDE PRICE £500,000

An extended character Victorian semi-detached family home set opposite a large green in the centre of the village including three double bedrooms, study, two reception rooms a large kitchen diner, walk-in larder, off road parking and a private landscaped garden with rear access.

- Reception hall with striped wooden flooring, wood burning stove and stairs providing access to the first floor
- Reception room also with wood burning stove and views over the green opposite
- Generous triple aspect kitchen diner with bi-folding doors opening onto the private garden. The kitchen has a range of light grey units with a complimentary quartz worktop and includes a range cooker, integrated fridge, and dishwasher
- Walk-in larder/ utility room with separate WC including free standing fridge freezer, washing machine, tumble dryer and wall mounted gas boiler
- Separate cloakroom with wall mounted wash hand basin and WC
- Three double bedrooms and a study set off the main bedroom. Two of the bedrooms include wardrobes, one has views over the village green and a feature fireplace whilst the other offers a garden view.
- The refurbished family bathroom includes marble effect floor and wall tiles, wall mounted vanity unit with wash hand basin, low level flush WC and a shower over the bath
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The property is situated in the conservation part of the village towards the church and benefits from a variety of amenities which include a village shop/post office, pharmacy, public house, 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: E EPC RATING: D

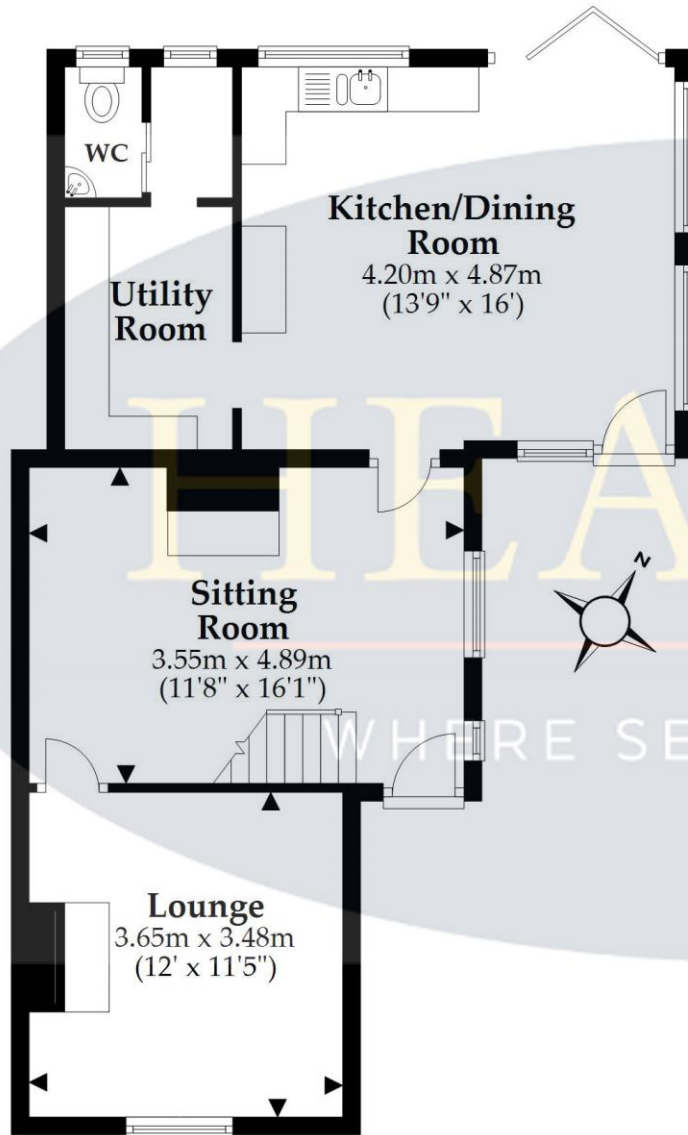
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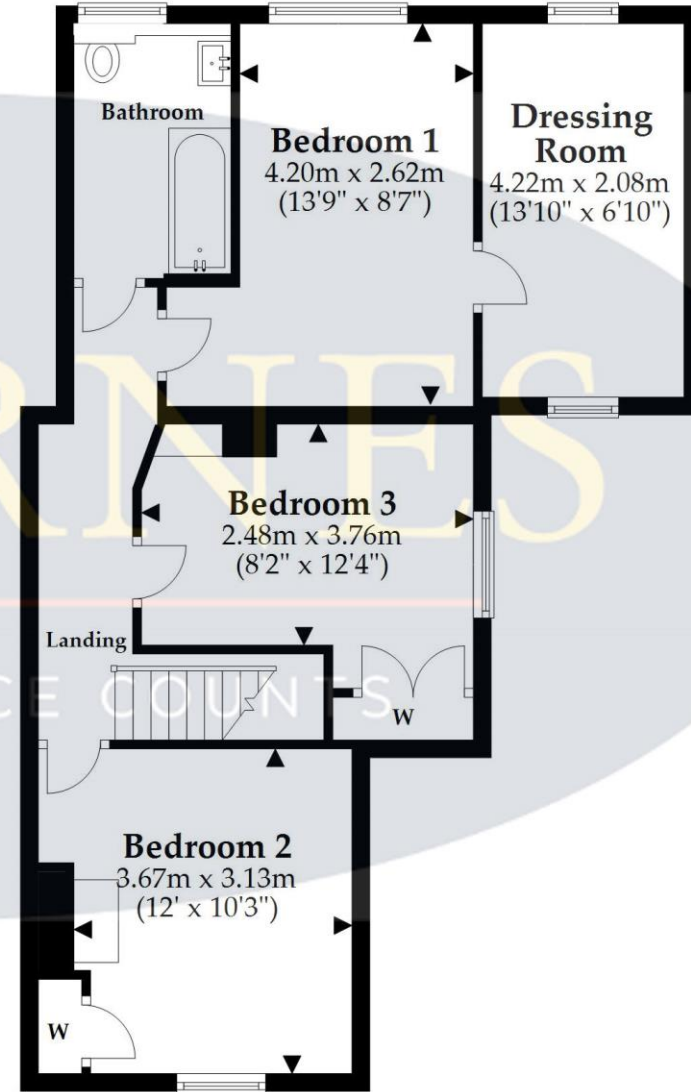
## Ground Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



## First Floor

Approx. 60.8 sq. metres (654.6 sq. feet)



Total area: approx. 121.4 sq. metres (1307.1 sq. feet)

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





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