

Sturminster Marshall, BH21 4BP

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Sturminster Marshall, Dorset, BH21 4BP

FREEHOLD PRICE: £600,000

A unique four double bedroom, two bathroom, two reception room semi detached cottage built in the early 1900's. It has a generous size kitchen/diner and superb mature private rear garden backing onto farmland, set in a conservation area in one of the most sought after locations in the village.

- Generous size kitchen/diner with a range of matt cream units, complementary worktops, Belfast sink, gas AGA, integrated dishwasher, fridge freezer, electric oven and hob, a tiled floor which flows through to the garden room which has an insulated roof and wood burner stove for all year-round use
- Internal hallway with tiled floor, storage cupboards, access to two ground floor bedrooms, a wet room and the sitting room
- Sitting room with feature fireplace and wood burning stove
- Two double bedrooms on the ground floor both with space for wardrobes
- Modern ground floor wet room with wash hand basin set in a vanity unit, WC and heated towel rail
- On the first floor are two more double bedrooms, the main bedroom overlooks the garden and fields
- Family bathroom including a shower over the bath, pedestal wash hand basin, WC and exposed wooden floors
- Outside: Mature garden which has been landscaped provides two dining areas with one getting the evening sun and the backdrop to farmland

The property is situated in Sturminster Marshall which is 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: C EPC RATING: C

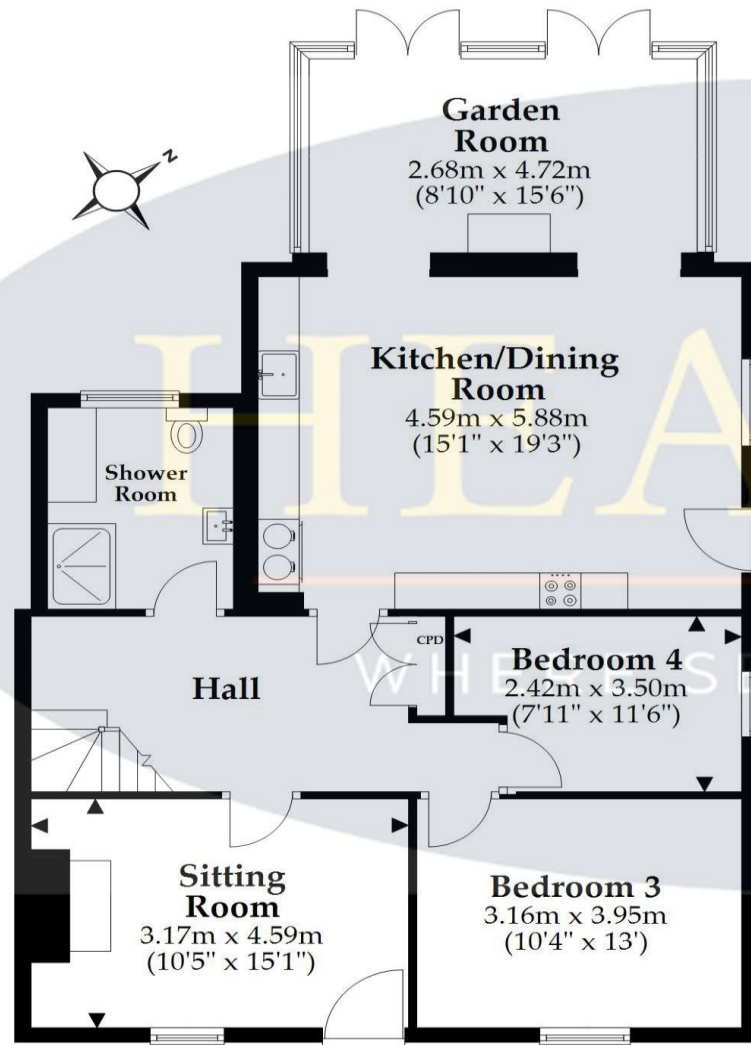
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





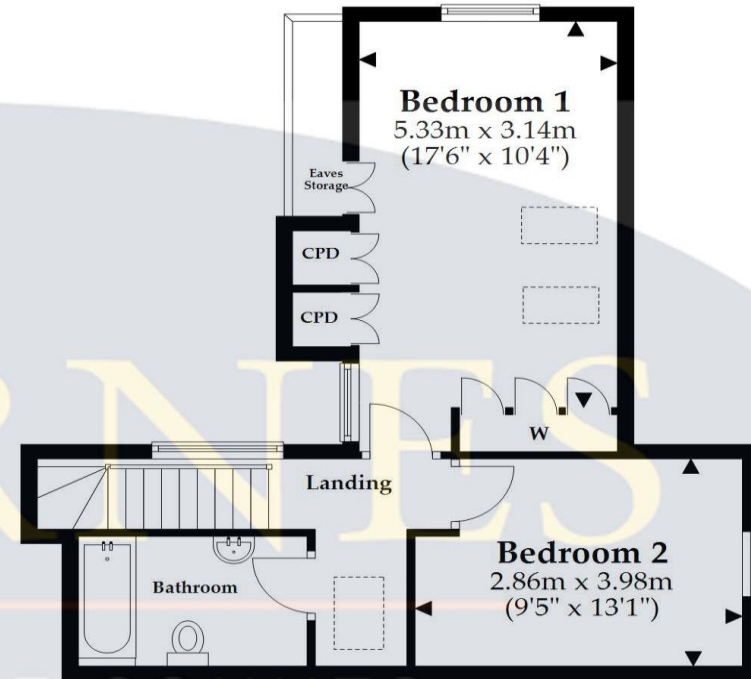
Ground Floor

Approx. 98.0 sq. metres (1054.5 sq. feet)



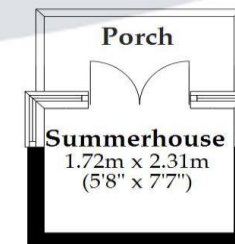
First Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



Outbuilding

Approx. 4.0 sq. metres (42.8 sq. feet)



Total area: approx. 145.8 sq. metres (1569.1 sq. feet)

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





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6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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