

# Sturminster Marshall Dorset, BH21 4AR

Public Footpath

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## FREEHOLD PRICE £495,000

A deceptively spacious and extended three bedroom, two bathroom semi-detached family home with an additional one bedroom annexe/utility room, 100ft rear garden and parking for several cars situated in a popular village with many local amenities including a first school.

- Generous size entrance hall with storage cupboard
- Separate sitting room with feature fireplace with a wood burning stove
- Generous size open plan kitchen/diner with open fireplace, finished in a range of gloss white units with a complementary worktop including AEG twin ovens, AEG induction hob and cooker hood, integrated dishwasher, fridge, breakfast bar and double glazed French doors opening onto the patio
- Annexe/utility room with door from kitchen and rear door, shower room and a dual aspect large bedroom
- Shower room with shower cubicle, wall mounted wash hand basin and WC
- A quarter-turn staircase providing access to the light and airy landing.
- Three bedrooms: two double bedrooms and a good size single bedroom, two of which have garden views and one has fitted wardrobes
- Family bathroom with bath with shower over, wash hand basin and WC, set into a range of fitted furniture
- This home is located on a private unadopted road within easy reach of local amenities

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.

EPC RATING: D COUNCIL TAX BAND: 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.



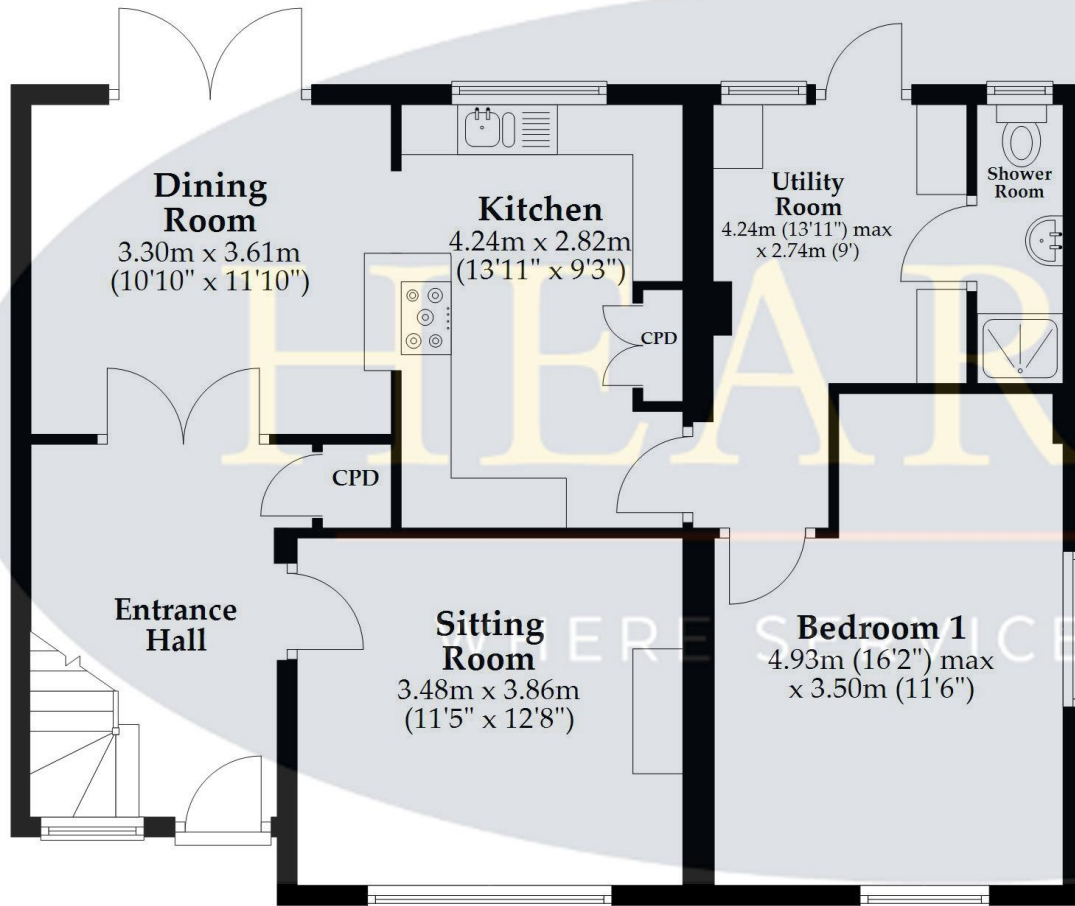




Note: Measurements were not taken  
by LJT Surveying and we cannot  
guarantee their accuracy.

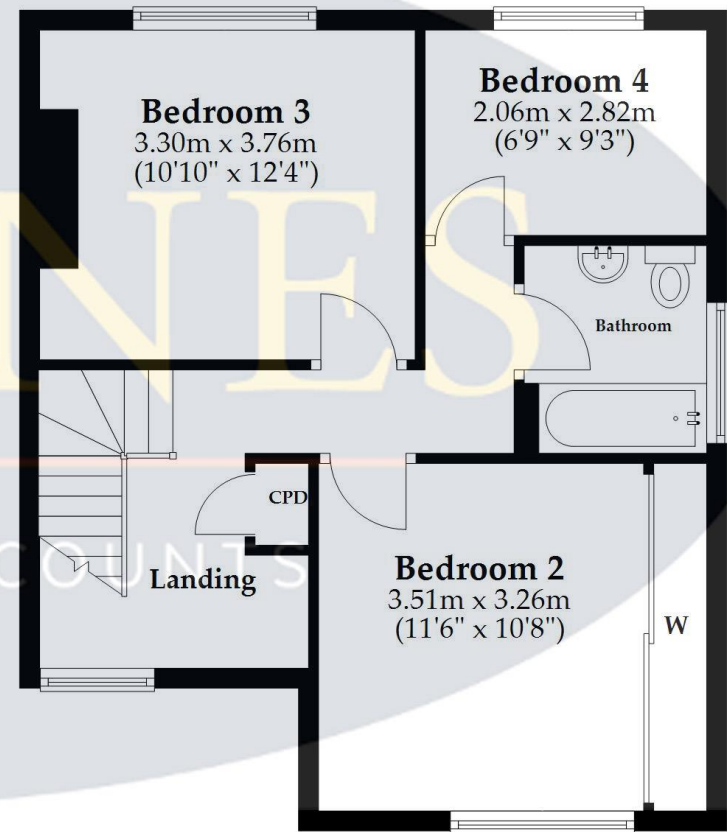
## Ground Floor

Approx. 78.5 sq. metres (844.9 sq. feet)



## First Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



Total area: approx. 126.8 sq. metres (1365.0 sq. feet)

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









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