



Sturminster Marshall, Dorset, BH21 4AT

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FREEHOLD PRICE: £695,000

A charming grade II listed period thatched cottage offering four bedrooms, three reception rooms, two bathrooms as well as a kitchen/dining room, utility room and a double garage situated on a large plot standing in 0.27 of an acre. NO FORWARD CHAIN.

- Entrance lobby with space for cloaks
- Good size sitting room with exposed ceiling and wall beams, feature inglenook fireplace with open fire
- Spacious kitchen/dining room with butler sink, range of base and eye level units and plate rack, inset gas hob and electric oven and separate aga, space for appliances, stable door to garden and door to utility room
- Utility room with space for washing machine and tumble dryer
- Inner hallway with floor to ceiling windows. Downstairs bathroom with bath, wash hand basin, WC and tiled flooring
- Large sun conservatory with tiled effect linoleum flooring and pitched glass roof, double door to garden and door to music room
- Music room with wooden floors and part wood panelling fireplace with inset gas fire and rear doors to garden
- Four good size bedrooms
- Bathroom with small bath, wash hand basin and WC
- Gas heating
- Outside: a side driveway gives off-road parking leading to double garage with two up & over doors. There is then a large flagstone terrace and pathway. The garden then has a shaped lawn with fishpond and shrub borders. Beyond there is a further lawn area and high hedging – the lawns lead to a vegetable garden. Must be viewed to fully appreciate

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: F EPC RATING: E

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.





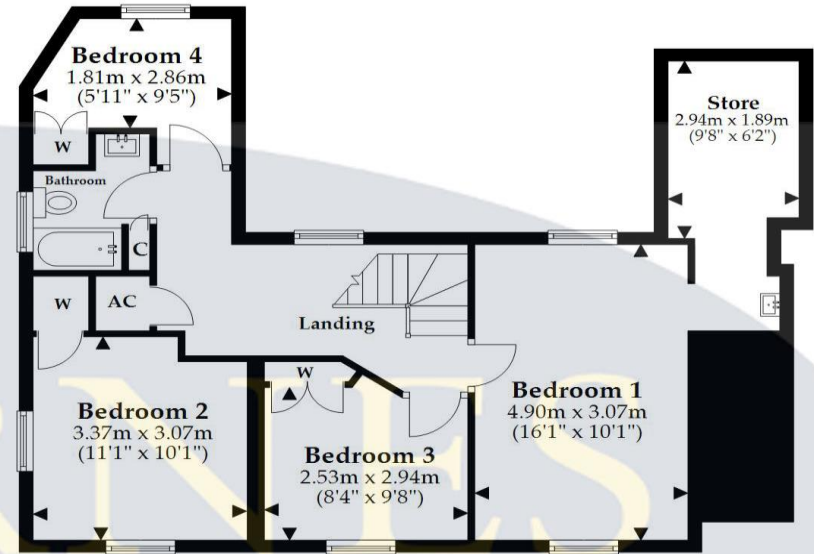
Ground Floor

Approx. 116.1 sq. metres (1249.5 sq. feet)



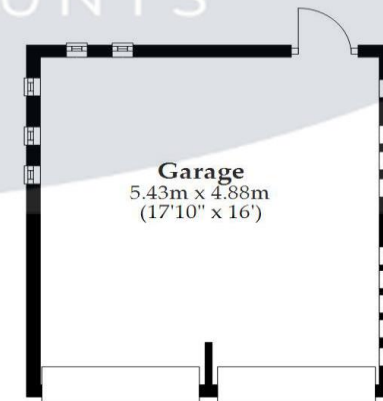
First Floor

Approx. 67.8 sq. metres (729.6 sq. feet)



Garage

Approx. 26.5 sq. metres (285.2 sq. feet)



Total area: approx. 210.4 sq. metres (2264.4 sq. feet)

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







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