



**Sturminster Marshall, Dorset, BH21 4AF**



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## FREEHOLD PRICE: OFFERS IN EXCESS OF £600,000

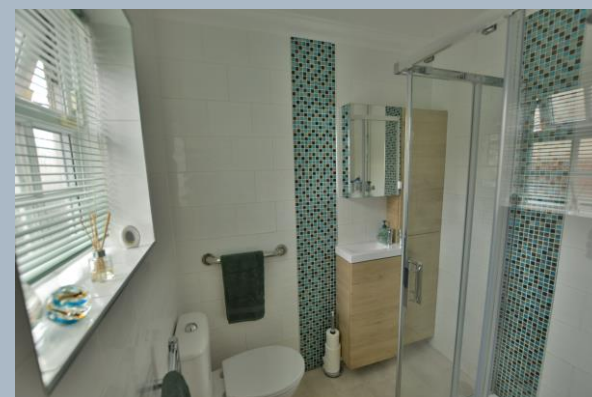
A deceptively spacious extended three double bedroom two reception room detached bungalow with generous size kitchen/diner, parking for up to 10 cars plus a motor home or boat, private south west facing landscaped garden and a 439 sq ft self contained annex with private entrance.

- Large entrance hall with storage cupboard and access to boot room
- 22ft sitting room with open fireplace and stone surround with double doors opening into the dining room
- Spacious kitchen/diner with large range of cream units with complementary worktops, a Rangemaster cooker with extractor hood over, breakfast bar and space for fridge and freezer
- Boot room with matching range of floor and wall mounted units with complementary worktops, space for washing machine, tumble dryer and dishwasher
- Conservatory style dining area with access to kitchen and sitting room
- Three double bedrooms (one currently used as a study) two with fitted wardrobes and the main bedroom with twin aspect
- Family bathroom with mains fed shower over the bath, wash hand basin set into a vanity unit and low level flush WC
- Annex with a generous size kitchen/diner finished with a range of wood effect floor and wall mounted units and complementary worktops, space for cooker, washing machine, tumble dryer and dishwasher. Sitting room with velux window and double glazed French doors opening onto decking area. Double bedroom with fitted wardrobe and dual aspect. Shower room with walk in shower, wash hand basin set into vanity unit and low level WC
- Driveway: The property is set back from the road with space for up to 10 cars and a private gated side access ideal for caravan, motor home and/or boat
- Landscaped private garden with range of trees and shrubs, a large patio and deck area ideal for al fresco dining. There is also a hot tub and oak framed pavilion which can be left depending on offer negotiated

The property is situated on the outskirts of the popular village of Sturminster Marshall located 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: E EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.



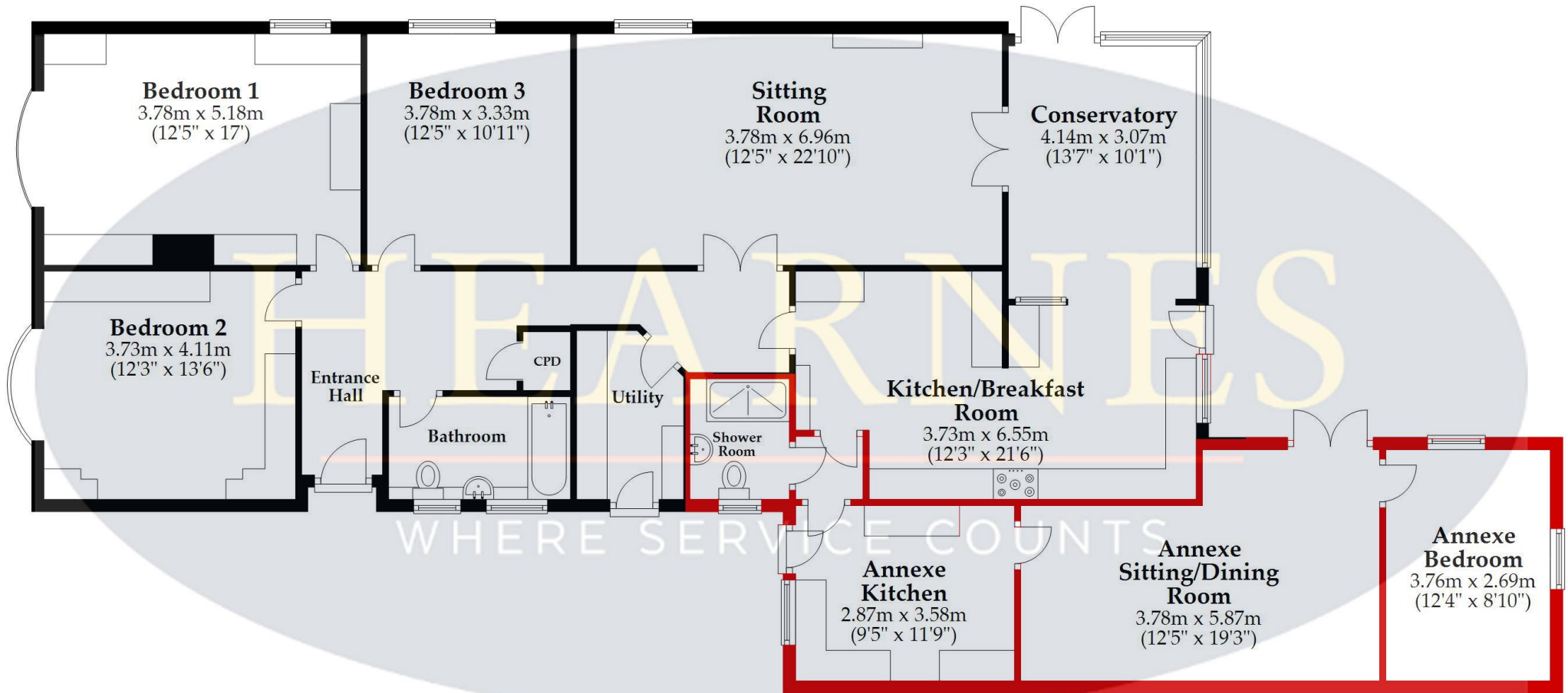




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 184.1 sq. metres (1981.2 sq. feet)



Total area: approx. 184.1 sq. metres (1981.2 sq. feet)

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











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