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STATION ROAD

STURMINSTER MARSHALL, WIMBORNE, BH21 4AW

FINE & COUNTRY
Homes from Edwards



OFFERS IN EXCESS OF £670,000

- SEMI-DETACHED VICTORIAN FAMILY HOME
- FOUR DOUBLE BEDROOMS
- STYLISH OPEN PLAN KITCHEN/FAMILY/LOUNGE
- SEPARATE RECEPTION/PLAYROOM
- BATHROOM AND SHOWER ROOM
- GARAGE AND PARKING
- ENCLOSED REAR GARDEN WITH OFFICE/STUDIO
- POPULAR VILLAGE LOCATION

This semi-detached Victorian family home is located in the popular village of Sturminster Marshall which offers an array of amenities including two supermarkets, pharmacy, golf course, nearby farm shop, church, village hall, two local hostleries and a well regarded first school. There is also a thriving sports association and there are numerous social groups and a strong sense of community within the village.

The property has been in its current ownership for some 10 years, during which time extensive refurbishment has been undertaken, creating a superb family home, tastefully styled with a modern twist. The hub of the home is undoubtedly the large, open plan kitchen/lounge/dining/family room with bi-fold doors opening to the private rear garden. Laid



throughout with quality wood flooring, the kitchen is fitted with a range of stylish base and wall units with composite worktops and underslung sink, as well as a fitted Rangemaster and integrated appliances. The family lounge/dining area has three rooflight windows which create a light and airy ambience to this family room. A separate reception room with feature fireplace enjoys a front aspect with bay window overlooking the front, low maintenance garden bounded by a low brick wall.

There is a cloakroom located off the welcoming entrance hall which has stairs rising to the first floor where there are two double bedrooms and a modern, fully tiled family bathroom fitted with "P" shaped bath/shower, wash hand basin and semi-concealed WC. Two further double bedrooms are located on the second floor and these are served by a well appointed shower room.

Outside the driveway is paved, providing off road parking to the front of the detached tandem garage which has a window to the rear elevation and pedestrian door to the garden. The rear garden enjoys a good degree of privacy with brick walling to both side boundaries and established specimen border planting. An extensive patio is laid immediately to the rear elevation and a further notable feature is a quality timber garden building which has remote controlled heating, light and internet connection - ideal as a home business base or equally as a hobbies room, studio.

EPC: D



Station Road, Sturminster Marshall, Wimborne, BH21



Approximate Area = 1605 sq ft / 149.1 sq m

Limited Use Area(s) = 60 sq ft / 5.6 sq m

Outbuilding = 135 sq ft / 12.5 sq m

Garage = 233 sq ft / 21.6 sq m

Total = 2033 sq ft / 188.9 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Edwards Estates Ltd. REF: 790949



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