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20A CHURCHILL CLOSE  
WIMBORNE, BH21 4BQ



# GUIDE PRICE £385,000

This THREE BEDROOM DETACHED FAMILY HOME is NEWLY CONSTRUCTED in the POPULAR VILLAGE of STURMINSTER MARSHALL. One of only five homes in this QUIET ENCLAVE, the property is built to an exacting standard with HIGH SPECIFICATION FINISHES THROUGHOUT. Churchill Mews is a brand-new development of five traditionally styled 3 bedroom detached homes. Each include beautifully designed kitchens and bathrooms with uncompromising specification and quality throughout.

Sturminster Marshall is well placed to the north of the main A31 trunk road, giving access eastwards to the M3 and westwards towards Exeter. Wimborne town centre is only a few miles to the east and the main centres of Poole and Bournemouth to the south. The nearest railway station is at Poole. A regular bus service operates between Poole and Blandford as well as to Wimborne and onwards to Poole and Bournemouth.



Specifications:

- Fully fitted kitchen with integrated appliances
- Fridge Freezer, Dishwasher, Double Oven, Induction Hob and extractor fan
- Modern Shaker style
- Porcelenosa Tiles
- Underfloor heating and programmable thermostatic controls

Ground floor accommodation comprises a welcoming entrance hall with ground floor cloakroom and stairs rising to the first floor. In addition to the well appointed kitchen, which overlooks the front of the property, the good size lounge/family/dining room spans the rear elevation with glazed doors opening to the private rear garden.

The three double bedrooms on the first floor are served by a contemporary styled bathroom with shower above the bath and side screen.

Quietly tucked away from the main thoroughfare, these stylish homes blend seamlessly with their established surroundings and each has two allocated parking spaces.

With low maintenance frontage, the rear gardens enjoy a good degree of privacy and outdoor space for relaxation or entertaining.

Sturminster Marshall has a playing field with a children's playground in one corner. Nearby is the Memorial Hall which offers a meeting-space for many village societies. There is also an old school hall which is also used as a meeting-space. There are many walks around the village including the Stour Valley Way which follows the Stour right from the source to the sea. The village has two pubs: The Red Lion and The Golden Fox on the outskirts.

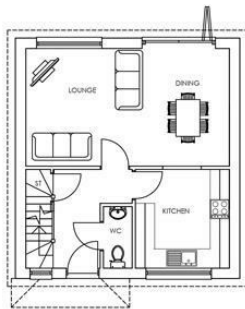
There is a thriving football club, with two senior sides and several youth teams. A well regarded first school lies in the centre of the village, with reputable senior schools of Queen Elizabeth and Corfe Hills having connecting bus services, whilst a good selection of private schools such as Castle Court Preparatory School, Dumpton, The Yarrells, Bryanston, Canford School and Clayesmore, are also within easy reach.

There are two local supermarkets, a pharmacy and post office all within the village and a well stocked farm shop is just a short drive away. And for leisure time, a nine hole golf course is located in the meadows on the outskirts of the village.

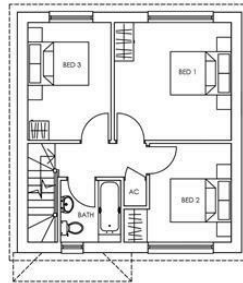
Energy Performance Rating TBC

Council Tax Band TBC

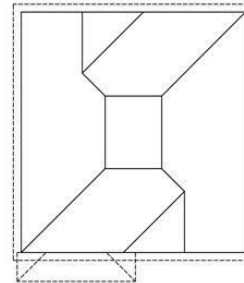




PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100

SCHEDULE OF ACCOMMODATION FOR <b>PLOT 1</b>	
GROUND FLOOR :	43.4 SQ.M / 467 SQ.FT
FIRST FLOOR:	43.4 SQ.M / 467 SQ.FT
TOTAL :	86.8 SQ.M / 934 SQ.FT

## PLOT 1

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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