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**CHURCH STREET**

STURMINSTER MARSHALL, WIMBORNE, BH21 4BU







# OFFERS IN EXCESS OF £600,000

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- DETACHED THREE BEDROOM FAMILY HOME
- NO FORWARD CHAIN
- FAMILY BATHROOM AND MASTER ENSUITE
- GENEROUS LOUNGE WITH ADJOINING CONSERVATORY
- SEPARATE DINING ROOM
- STYLISH KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE
- FARMLAND VIEWS TO THE REAR
- POPULAR VILLAGE LOCATION
- POTENTIAL TO CREATE FOURTH BEDROOM OR TO EXTEND STPP

This well proportioned, three bedroom family home is located in the popular village of Sturminster Marshall with local amenities including two shops, a pharmacy, village hall, nine hole golf course and well regarded first school. The house is quietly positioned off the main thoroughfare with an island of grass between the main road and the access road to the house providing additional privacy.

On the ground floor, the welcoming entrance hall has stairs rising to the first floor, a convenient cloakroom and a useful understairs storage cupboard. The stylishly appointed kitchen is fitted with a range of light fronted base and wall units with worktop over and a range of built-in appliances including eye level conventional oven with combination microwave above, inset gas hob and extractor above. A window overlooks the rear garden and there is a door leading to outside. The generously sized, dual aspect lounge has a feature stone fireplace with fitted coal effect electric fire and sliding glazed doors leading out to a good size conservatory with French doors opening to the garden. A separate dining room can be accessed from the hall and from the lounge.

On the first floor, the master bedroom has windows to front and rear and the benefit of an adjoining ensuite shower room. Bedrooms two and three each have useful built-in wardrobes/storage and the family bathroom is fitted with a three piece suite with part tiled walls. There is ample scope to create a fourth bedroom within the footprint or to extend to the rear or indeed to convert the garage STPP. All bedrooms have spectacular and uninterrupted countryside views.

Outside, the front garden is designed with low maintenance in mind with established planted shrubs and heathers. The rear



garden is laid mainly to lawn with some established specimen planting and kitchen garden beds. There is some privacy fencing to the side boundary and stock fencing to the rear boundary to enjoy views of open fields beyond.

EPC: D

Council Tax Band: F

Sturminster Marshall is well placed to the north of the main A31 trunk road, giving access eastwards to the M3 and westwards towards Exeter. A regular bus service operates between Poole and Blandford as well as to Wimborne and onwards to Poole and Bournemouth.

The charming Minster town of Wimborne, just a few miles to the east, is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.





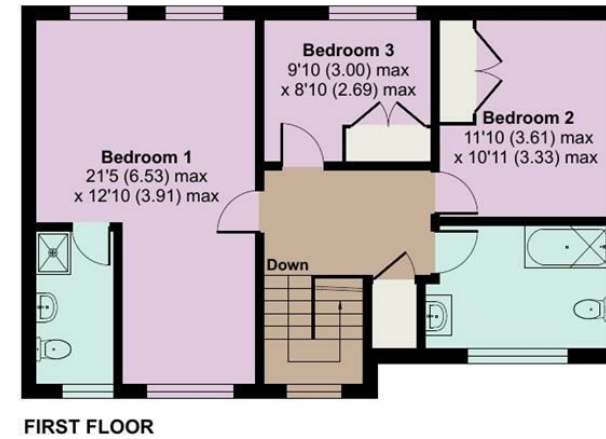
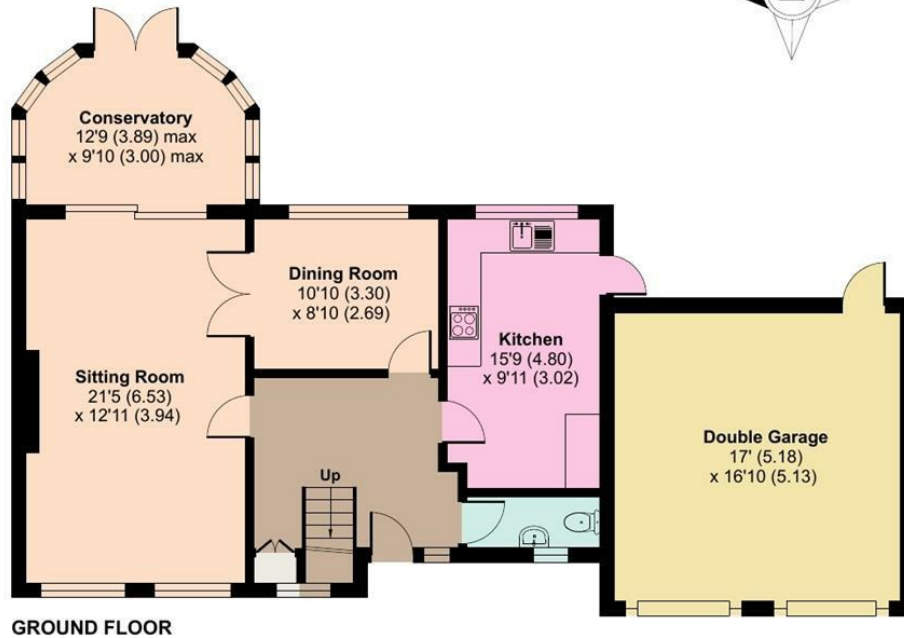
# Church Street, Sturminster Marshall, Wimborne, BH21

Approximate Area = 1497 sq ft / 139 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 1783 sq ft / 165.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2023. Produced for Edwards Estates Ltd. REF: 959851



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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