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**CHURCHILL MEWS**  
WIMBORNE, BH21 4BQ







# GUIDE PRICE £450,000

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- NEWLY CONSTRUCTED THREE BEDROOM DETACHED HOUSE
- WELL APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM, ENSUITE SHOWER ROOM AND CLOAKROOM
- LOUNGE/DINING ROOM
- PRIVATE REAR GARDEN
- MEWS DEVELOPMENT OF JUST FIVE PROPERTIES
- PARKING FOR TWO VEHICLES
- POPULAR VILLAGE LOCATION
- LOCAL AMENITIES NEARBY

## 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 and the master bedroom enjoys a well appointed adjoining ensuite shower room.



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 Yarells, Bryanston, Canford School and Claysmore, are also within easy reach.

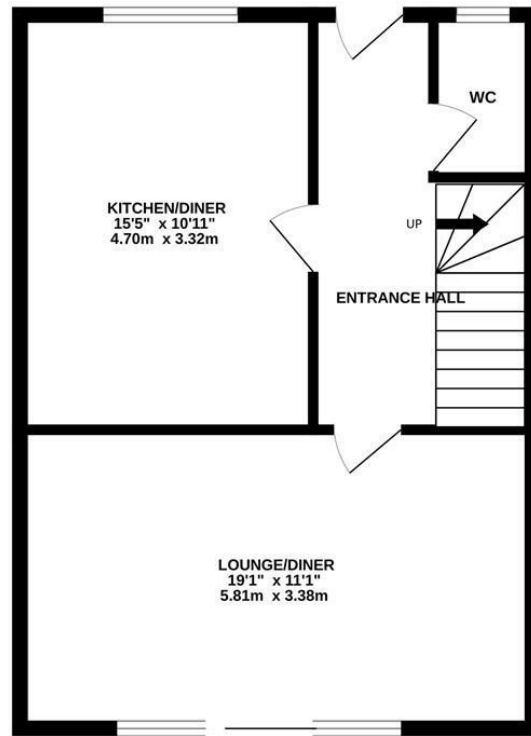
There are two local supermarkets, a pharmacy and post office all within the village and a well stocked farm shop is just a short drive away. And for leisure time, a nine hole golf course is located in the meadows on the outskirts of the village.

Energy Performance Rating TBC  
Council Tax Band TBC

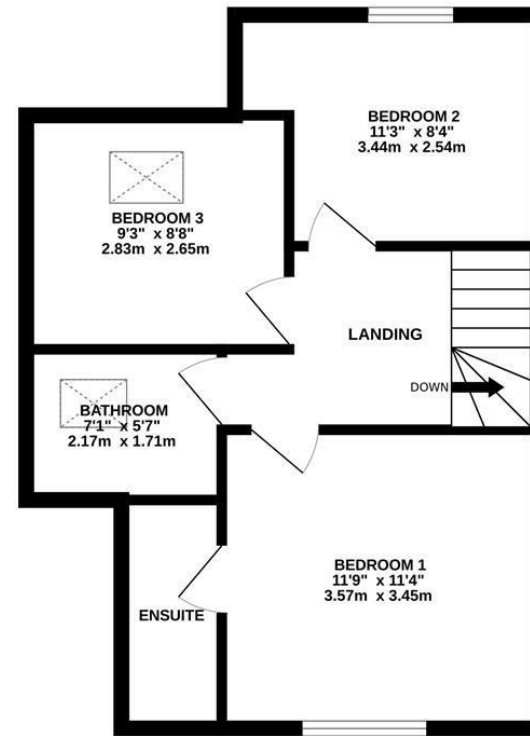




GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595