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EDWARDS  
ESTATE AGENTS

PARKELEA  
WIMBORNE, BH21 4DG







# OFFERS OVER £480,000

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- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- VILLAGE OF STURMINSER MARSHALL
- EASY DISTANCE OF LOCAL SCHOOLS & AMENITIES
- INTEGRAL GARAGE
- SEPARATE UTILITY ROOM
- WELL PROPORTIONED LOUNGE/DINING ROOM
- LUXURY ENSUITE TO MASTER
- MODERN FAMILY BATHROOM
- VIEWS OVER FARMLAND FIELDS

This lovely FOUR BEDROOM DETACHED FAMILY HOME is positioned in a QUIET CUL DE SAC within the popular village of Sturminster Marshall, being within easy distance of the local school and amenities.





To the front of the property there is a tarmac driveway with parking for two cars and access to the garage, as well as a lawned area and mature hedging. There is a storm porch over the front door.

Once inside the entrance hallway, there is integral access to the garage, as well as a modern cloakroom with a hand wash basin, WC and partial tiling.

The kitchen includes a range of base and wall units with soft close doors, AEG hob with extractor over, electric oven, integrated dishwasher, space for an American fridge/freezer, Karndean flooring with underfloor heating and coloured lighting over the eye level units. Off of the kitchen is a separate utility room with matching units an inset sink with space and plumbing for a washing machine and tumble dryer. There is a back door to the rear garden.

To the rear of the property is a well proportioned lounge/dining room with a window and patio doors out to the rear garden.

Upstairs, the principle bedroom has a range of fitted furniture including wardrobes, chest of drawers, overhead cupboards and bedside tables. This room benefits from a luxury ensuite wet room with fully tiled walls, shower unit, hand wash basin, WC, heated towel rail and window.

There are three further double bedrooms and a modern fitted family bathroom including a bath with a shower over, wash hand basin, WC, heated towel rail and window.

The current owners have constructed a staircase to the loft space, which could be converted into a further bedroom or hobbies room (STP).

The rear garden has a patio area leading to lawn area enclosed by panel fencing with views over open farmland and fields

The property is situated in Sturminster Marshall which is a popular village 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.

Additional Information

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold

Accessibility / Adaptations: Step free access & wet room

Flood Risk: Low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & integral garage

Utilities: Mains electricity, mains gas, mains water

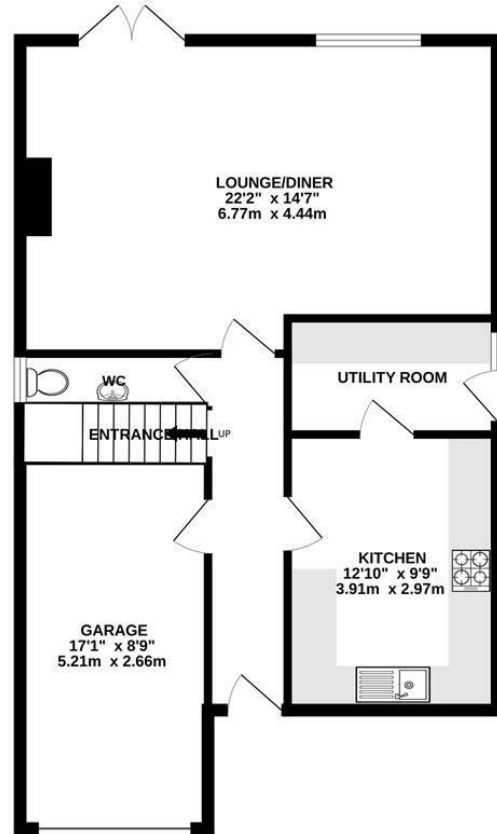
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

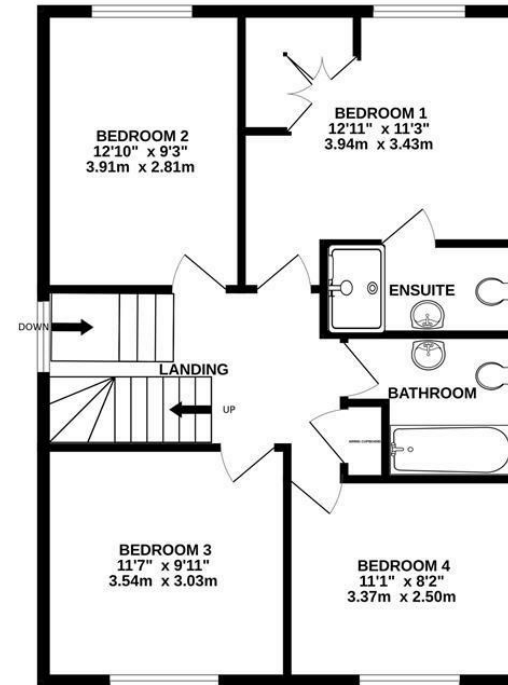
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 1427 sq.ft. (132.6 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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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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