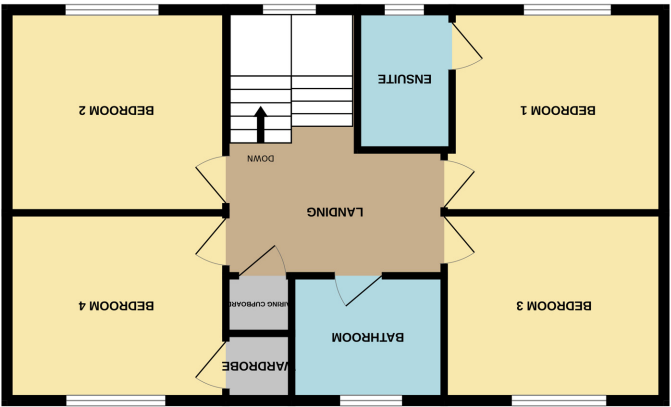
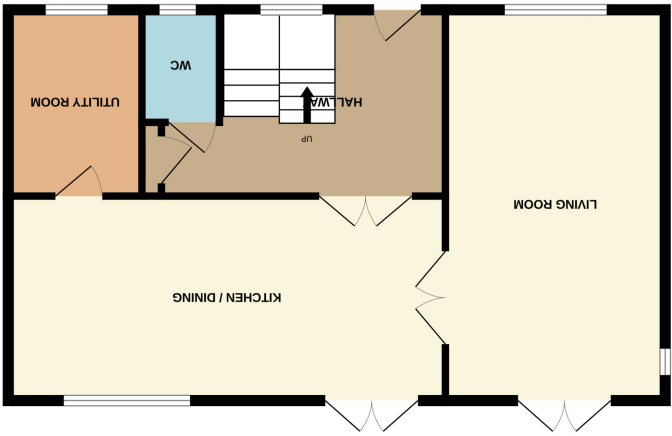




1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



GROUND FLOOR
722 sq.ft. (67.1 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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Location

Sturminster Marshall is an idyllic and well connected civil parish in the east of Dorset in England, situated on the River Stour between Blandford Forum and Poole offering a peaceful yet convenient lifestyle. It combines the charm of rural living with easy access to nearby towns.

The village itself is well regarded for its strong sense of community, excellent local amenities, and scenic countryside, perfect for those who enjoy outdoor activities and tranquillity.

With excellent transport links, including proximity to main roads and rail connections, Sturminster Marshall provides an ideal base for commuters while offering a quiet base to live.

Summary

Located in the charming village of Sturminster Marshall, this impressive and extremely well presented detached family home boasts four double bedrooms and two contemporary bathrooms.

The property benefits from a bright and spacious Living/Dining room with dual aspect windows allow natural light to flood in, an impressive Kitchen/Breakfast room featuring granite work surfaces and integrated appliances as well as access into a separate utility room in turn providing space for a washing machine and tumble dryer.

Downstairs, you'll also find a practical ground floor WC. Upstairs, the accommodation continues to impress with four generously sized double bedrooms and further benefits from an En-Suite to Bedroom One . The modern first floor family bathroom delivers a contemporary finish.

A further fantastic feature of this home is the Detached Garage, which has been thoughtfully half converted into a home office complete with power and lighting offering a fantastic space separate from the property.

Outside the property further benefits from the good sized enclosed rear garden offers a private and secure outdoor space.

Entrance Hall

Impressive Entrance Hall with returning staircase offering access to all principle rooms.

Living/Dining Room

6.31m x 3.55m (20' 8" x 11' 8") Dual aspect windows allowing ample natural light into the room and double opening patio doors giving access through to the Rear Garden.

Kitchen/Breakfast Room

7.07m x 3.21m (23' 2" x 10' 6") Impressive Kitchen with granite work surfaces, integrated fridge freezer, integrated dishwasher, composite sink, five ring hob with stainless steel extractor hood over, integrated oven, integrated microwave oven over, door to a Utility Room.

Utility Room

2.28m x 2.09m (7' 6" x 6' 10") Front aspect double glazed window, space for washing machine and tumble dryer, sink unit.

Ground Floor WC

1.33m x 1.25m (4' 4" x 4' 1")

Bedroom One

3.45m x 2.27m (11' 4" x 7' 5") Max. Spacious double bedroom with access to En-Suite.

En-Suite

2.25m x 1.48m (7' 5" x 4' 10") Contemporary fully tiled En-Suite shower room.

Bedroom Two

3.54m x 3.28m (11' 7" x 10' 9") Good sized double room.

Bedroom Three

3.53m x 2.90m (11' 7" x 9' 6") Further good sized double room.

Bedroom Four

3.53m x 2.89m (11' 7" x 9' 6") Max. Further good sized double room.

Bathroom

2.40m x 1.87m (7' 10" x 6' 2") Contemporary fully tiled suite with a panelled bath with shower over, WC and wash hand basin.

Outside Front

Block paved driveway providing off road parking which in turn leads to a Detached Garage.

Garage

Detached Garage - half of the Garage has been converted to a 'Home Office' with double doors from the Rear Garden which benefits from power and light.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

