



*Asking Price*

**£550,000**

RAILWAY DRIVE, STURMINSTER MARSHALL, WIMBORNE BH21 4DQ

Freehold







- ◆ DETACHED HOUSE
- ◆ FOUR DOUBLE BEDROOMS
- ◆ ENSUITE FACILITY
- ◆ INTEGRAL DOUBLE GARAGE
- ◆ NO FORWARD CHAIN
- ◆ SOLAR PANEL INSTALLATION
- ◆ THREE RECEPTION ROOMS
- ◆ SOLE AGENTS

A generously proportioned and versatile four bedroom family home within the heart of this popular development boasting an en-suite facility, integral double garage, solar paneling and being offered without a forward chain.

### Property Description

Railway Drive was developed in the early 1990's and occupies a central area of this popular, self sufficient village. The well-proportioned and versatile accommodation comprises of a double aspect living room, dining room, study, kitchen, separate utility and wc to the ground floor with four double bedrooms and two bathrooms, of which one is an en-suite, to the first floor. The home also boasts gas fired heating, double glazing throughout and a solar panel installation to the roof. Furthermore, the home is being offered with vacant possession and no forward chain.









## Gardens and Grounds

The front garden is primarily laid to a kept lawn with an assortment of flower beds and borders and there is a brick paved driveway suited to two vehicles, which in turn gives access to the integral double garage which has up-and-over style doors. There is access to the rear garden from both sides of the property and the rear garden has a well-kept lawn with a variety of planted decorative borders and there is a patio adjoining the rear elevation of the home.

## Location

The village of Sturminster Marshall offers good local facilities including a village shop/post office, pharmacy, primary school, two pubs, church, village green and playground and active village hall. There is also a small 9 hole golf course and children's Golf Academy. More extensive shopping, business and recreational facilities can be found in Wimborne, about 5 miles, and in Blandford, about 9 miles, and the larger centres of Poole and Bournemouth are both easily accessible. Golf is at Blandford, Broadstone, Parkstone, Rushmore and Remedy Oak (near Horton), with sailing and water sports at Poole, Weymouth and along the World Heritage designated Dorset Jurassic coastline. Communications are excellent with mainline rail services from Poole or Salisbury to London (Waterloo) and the M3 joined from the M27 providing easy access to London. The property enjoys walk in the surrounding countryside and along the river banks of the Stour. The home is located near to a maypole green.



Size: 1937 sq ft (179.9 sq m)

Heating: Gas fired (serviced regularly) (Vented)

Glazing: Double glazed

Parking: Driveway & double garage

Garden: South West facing

Main Services: Water, gas, electric,

Local Authority: Dorset Council

Council Tax Band: F

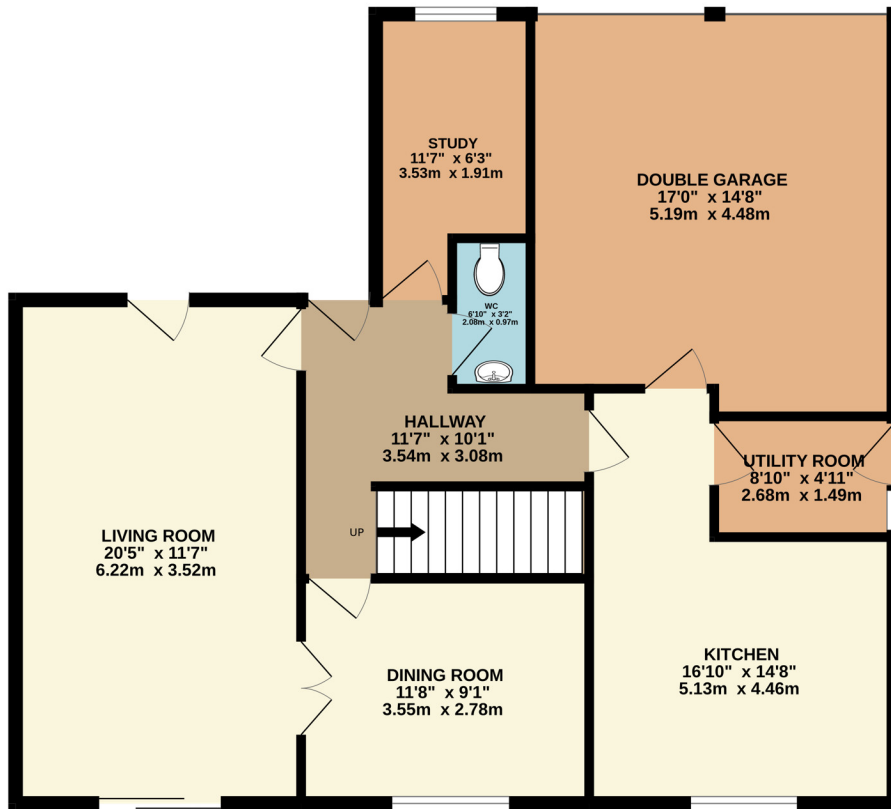




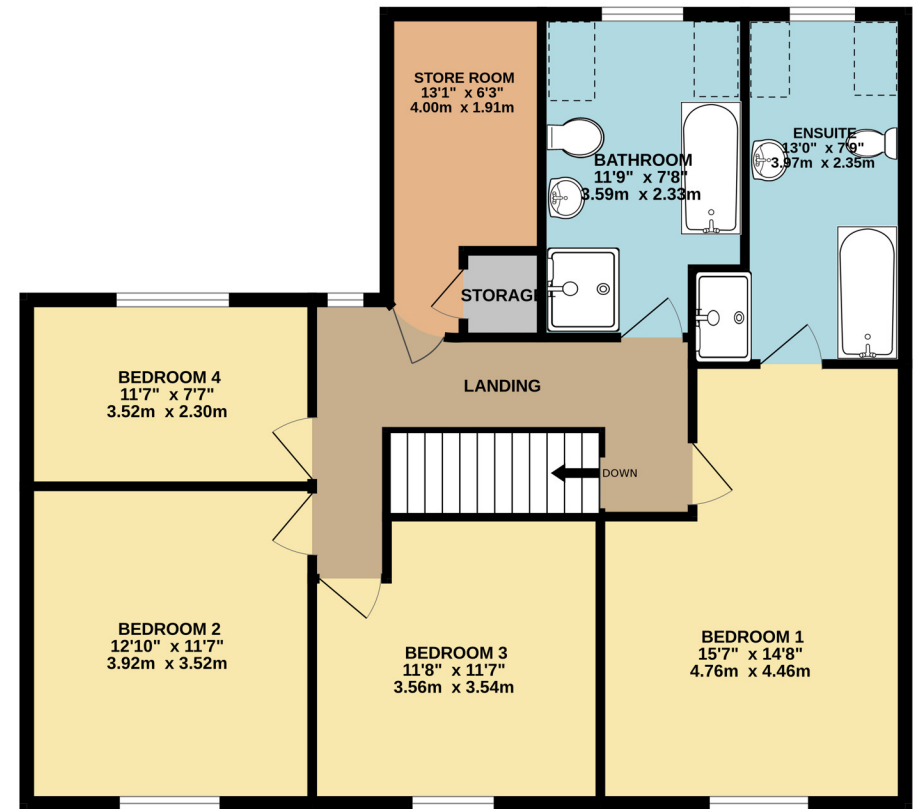




GROUND FLOOR  
969 sq.ft. (90.0 sq.m.) approx.

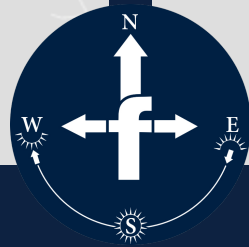
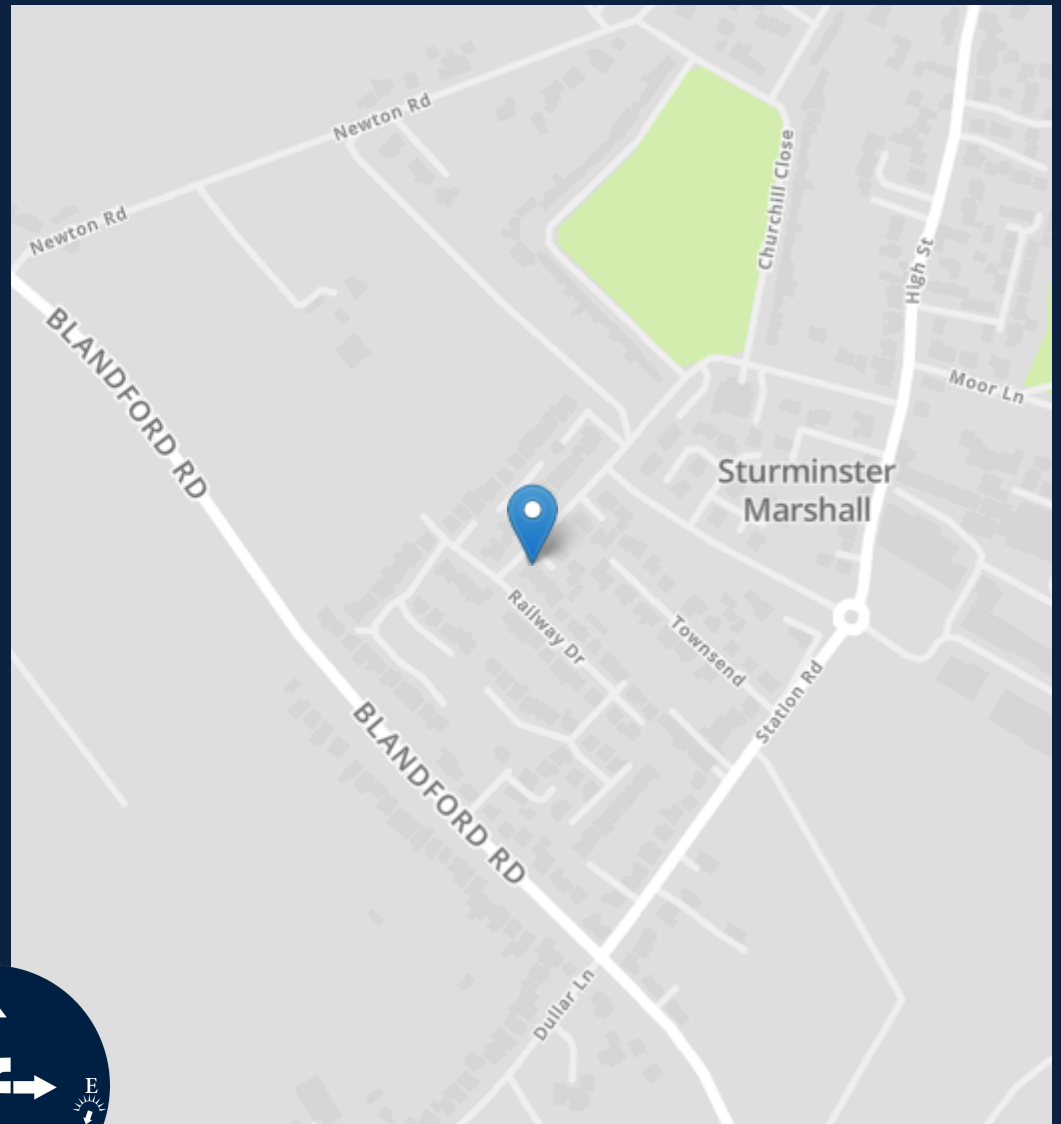
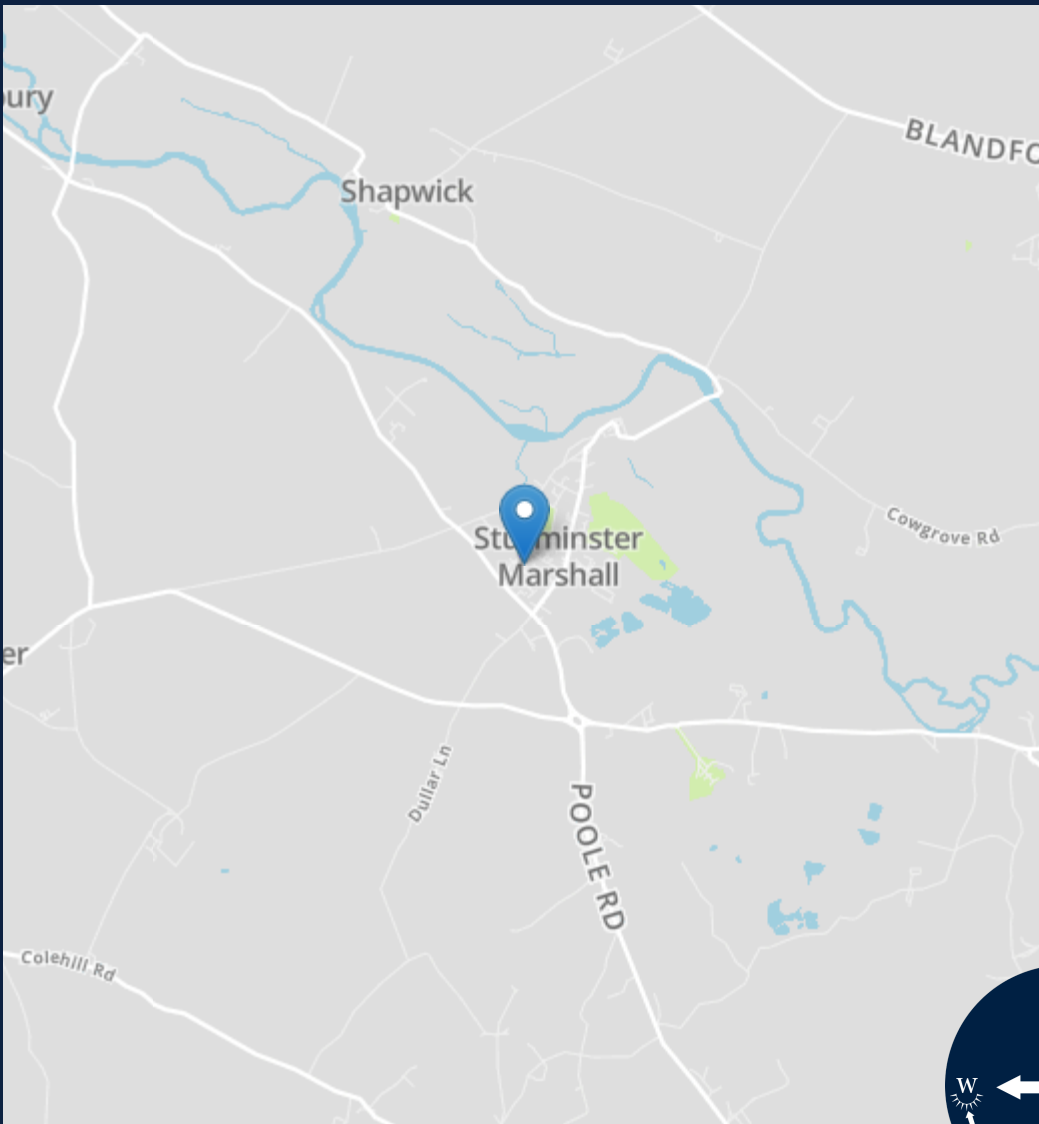


1ST FLOOR  
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (179.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		84	90

England, Scotland & Wales

EU Directive 2002/91/EC



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