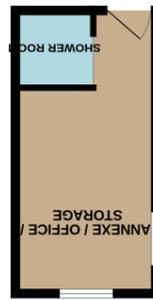
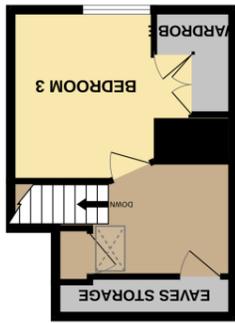
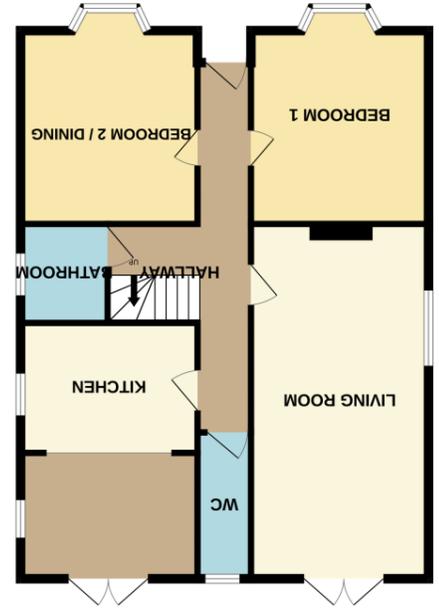


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or mis-statement. This plan is for business purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation 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 tranquility.

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.

Entrance Hall

Access to all principle rooms, stairs leading to the first floor accommodation with under stairs storage cupboard.

Dining Room/Bedroom One

4.06m x 3.33m (13' 4" x 10' 11") Max into bay. Front aspect double glazed bay window, radiator with radiator cover, good sized room.

Living Room

6.70m x 3.35m (22' 0" x 11' 0") Spacious room, side aspect double glazed window, wood burner, radiator with radiator cover and rear aspect double glazed patio doors offering a pleasant view over the Rear Garden.

Kitchen/Breakfast Room

4.86m x 3.53m (15' 11" x 11' 7") Max. Spacious room, fitted Kitchen with a comprehensive range of matching wall mounted and base units, tiled floor, composite sink unit, double glazed window, space for fridge, door to a cupboard housing a pressurised hot water cylinder, integrated dishwasher, integrated washing machine, inset double oven with inset microwave over, five ring gas burner hob with stainless steel extractor hood over, double glazed patio doors giving a pleasant aspect over the Rear Garden.

WC

Close coupled WC, wash hand basin, double glazed window.

Bedroom Two

4.06m x 3.36m (13' 4" x 11' 0") Max into bay. Front aspect double glazed bay window, good sized double room.

Bathroom

White suite comprising of a panelled bath with mixer tap and shower attachment, thermostatic shower, close coupled WC, wash hand basin and double glazed window.

First Floor Landing

Doors to storage in eaves, double glazed Velux window.

Bedroom Three

4.41m x 3.26m (14' 6" x 10' 8") A good sized room, double glazed window, hatch providing access through to the loft space, part sloped ceilings, fitted wardrobes.

Rear Garden

A generously sized private enclosed Rear Garden, large section of lawn, patio area, three sheds to remain, pedestrian gate giving side access.

Front

Tarmac driveway providing ample off road parking for numerous vehicles, section of lawn.

Annexe / Multi Purpose Room

5.36m x 2.65m (17' 7" x 8' 8") Separate Annexe accessed via the Rear Garden. with open plan Living / Kitchenette, laminate flooring, side and rear aspect windows.

Shower Room

1.47m x 1.43m (4' 10" x 4' 8") Close coupled WC, wash hand basin with pillar taps, corner tiled shower cubicle.



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