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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	77
B (81-91)	77
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	





The Property

Everett Homes are delighted to offer for sale this rarely available and substantial four bedroom detached residence situated in the charming village of Sturminster Mars. Boasting approximately 3,000 square feet of versatile and beautifully appointed living space, this impressive home offers an exceptional blend of contemporary luxury and comfortable family living. Positioned on a generous plot, the property enjoys ample off-road parking and a double garage. Offered with no forward chain, this outstanding property presents a wonderful opportunity to acquire a distinguished home in a highly sought-after location.

Sturminster Mars is a delightful village known for its friendly community atmosphere and picturesque countryside setting. Located just a short drive from the popular market town of Wimborne Minster, residents benefit from a variety of excellent amenities including boutique shops, cafes, schools, and recreational facilities. For those who enjoy outdoor pursuits, the surrounding landscapes offer scenic walks, cycling routes, and numerous green spaces.

This impressive home comprises of a substantial entrance hall leading to a large bright Living Room which in turn flows seamlessly into a conservatory, allowing natural light to flood the space and offering lovely views over the well-maintained garden. A further reception room provides a versatile space that can be used as a study, playroom, or secondary sitting area.

There is an impressive kitchen/diner/day room, which is combined into a generous open-plan area. The room's spacious layout also offers plenty of room for formal dining and relaxing.

Upstairs, the generously sized master bedroom provides an impressive space complete with a contemporary en-suite bathroom and a bespoke dressing room. Three additional bedrooms offer ample accommodation for family or guests, serviced by a well-appointed family bathroom.

Externally, the property benefits from a generous sized driveway providing ample off-road parking for multiple vehicles and a double garage.

Offered with no forward chain and ready for immediate occupation, it truly presents a unique opportunity for buyers looking to enjoy the village life style with easy access to nearby towns and excellent local facilities. Viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

Entrance

Via front aspect double glazed composite door with adjacent double glazed windows through to the Entrance Hall.

Entrance Hall

5.38m x 2.6m (17'8" x 8'6") Spacious Entrance Hall, bespoke staircase leading to the first floor accommodation, radiator, power points, door to a large under-stairs storage cupboard with ceiling light point. From the hallway there are double glazed doors leading through to the Kitchen/Diner, covered and smooth plastered ceiling, ceiling light point.

Kitchen/Dining/Day

8.21m x 3.71m (26'11" x 12'2") Kitchen Area: A comprehensive range of matching wall mounted and base units with quartz work surfaces over, incorporating a large central island with the centre isle a Neff induction hob with feature extractor over. Integrated Neff double oven, integrated recently replaced fridge and freezer, integrated microwave oven, full width dishwasher, countersunk sink unit with hot tap, Karndean flooring, radiator, covered ceiling, smooth plastered ceiling, inset ceiling spot lights, side and rear aspect double glazed windows - the rear aspect window offers a very pleasant outlook over the Rear Garden.

Dining/Day Room Area: Continuation of Karndean flooring, covered and smooth plastered ceiling, ceiling light point, front aspect double glazed window, side aspect double glazed window, radiator, power points, provision for wall mounted TV.

Utility Room

2.50m x 1.84m (8'2" x 6'0") Continuation of matching wall mounted and base units with Quartz work surfaces over, circular stainless steel sink unit with mixer tap, rear aspect double glazed window, space for washing machine and tumble dryer, continuation of Karndean flooring, rear aspect double glazed door giving access through to the Rear Garden, covered ceiling, smooth plastered ceiling, cupboard housing a wall mounted consumer unit, wall mounted Baxi boiler serving domestic hot water and central heating systems.

Living Room

6.90m x 4.53m (22'8" x 14'10") Very spacious room which is front to back, front aspect double glazed window with fitted shutters, rear aspect bi-fold doors giving access through to the Conservatory, radiator, provision for wall mounted TV, natural stone fire surround with living flame gas fire, smooth plastered ceiling, two ceiling light points, two wall light points.

Conservatory

3.85m x 3.28m (12'8" x 10'9") Karndean flooring, of UPVC double glazed construction, fitted blinds, sliding double glazed door giving access through to the Rear Garden, Overhead heating panel (Fed by the Solar panels)

Inner Hallway

2.21m x 1.43m (7'3" x 4'8") Access via the Living Room and giving access to a further Reception Room/Office, covered ceiling, ceiling light point, Karndean flooring.

Reception Room Two/Study

4.70m x 4.67m (15'5" x 15'4") Currently used as an Office/Gym, spacious room, covered ceiling, smooth plastered ceiling, two ceiling light points, side aspect double glazed window, radiator, range of fitted office furniture incorporating desks, storage cupboards and drawer units, double doors to a large storage cupboard with shelving, radiator, provision for wall mounted TV, power points, telephone point, TV point, double glazed bi-fold doors giving access through to the Rear Garden.

Boot Room

2.21m x 2.17m (7'3" x 7'1") Covered ceiling, smooth plastered ceiling, ceiling light point, front aspect double glazed window, radiator, Karndean flooring, door to Ground Floor WC, front aspect double glazed door giving access to the Front Garden.

Ground Floor WC

2.21m x 1.07m (7'3" x 3'6") WC with concealed cistern, side aspect double glazed window, wall mounted wash hand basin with mixer tap, radiator.

First Floor Landing

5.84m x 2.50m (19'2" x 8'2") Impressive spacious landing, covered ceiling, smooth plastered ceiling, hatch providing access through to the loft space, rear aspect double glazed window, radiator, door to an airing cupboard housing a hot water cylinder with slatted shelving over, solar boost panel for solar heating.

Bedroom One

4.67m x 3.60m (15'4" x 11'10") Very impressive room, spacious dressing room and further room off. Spacious double room, covered ceiling, ceiling light point, front aspect double glazed window, fitted shutter, radiator, good range of fitted bedroom furniture, power points, door to an En-Suite.

Dressing Room

4.91m x 4.53m (16'1" x 14'10") Covered ceiling, smooth plastered ceiling, ceiling light point, front aspect double glazed window, fitted shutter, radiator, comprehensive range of fitted bedroom furniture with some mirror fronted doors providing ample hanging space and shelving for storage, arch leading through to a smaller Dressing Room.

Additional Dressing Room

2.00m x 1.87m (6'7" x 6'2") Rear aspect double glazed window, covered ceiling, ceiling light point, variety of fitted units for storage, radiator.

En-Suite

4.67m x 3.60m (15'4" x 11'10") Very impressive contemporary suite, floating wash hand basin, monobloc tap, concealed lighting under, drawer unit, under a fitted mirror with downlights, marble tiles, WC with concealed cistern, tiled flooring, walk in shower with recessed shelving, two shower heads, thermostatic shower unit, heated towel rail, freestanding bath with mixer tap and shower attachment, additional towel rail, two rear aspect frosted double glazed windows, side aspect frosted double glazed window, smooth plastered ceiling, inset ceiling spot lights, door to a storage cupboard with slatted shelving.

Bedroom Two

4.33m x 3.71m (14'2" x 12'2") Covered ceiling, smooth plastered, rear aspect double glazed window, fitted shutters, radiator, large mirror fronted three door fitted wardrobe providing ample hanging space and shelving for storage, power points.

Bedroom Three

3.96m x 3.71m (13'0" x 12'2") Spacious double room, front aspect double glazed window with fitted shutter, radiator, fitted mirror fronted triple wardrobe providing ample hanging space and shelving for storage, power points, covered ceiling, smooth plastered ceiling, ceiling light point.

Bedroom Four

2.50m x 2.46m (8'2" x 8'1") Front aspect double glazed window, fitted shutter, radiator, covered and smooth plastered ceiling, ceiling light point, power points.

Shower Room

4.02m x 2.00m (13'2" x 6'7") Impressive contemporary Shower Room, floating sink unit with monobloc tap, drawer unit below, WC with concealed cistern, oversize ed walk in shower with twin shower heads, recessed shelving unit, marble effect tiles, rear aspect double glazed window, heated towel rail, Karndean flooring, smooth plastered ceiling, inset ceiling spot lights, fitted illuminated mirror.

Outside - Front

The property offers ample off-road parking with an expansive brick paved driveway for numerous vehicles, large single area, pedestrian access down one side of the property leading through to the Rear Garden. The property offers very good frontage and is enclosed.

Double Garage

6.57m x 5.68m (21'7" x 18'8") Detached Double Garage with twin electric up and over doors, power and light, pitched roof for storage.

Rear Garden

Professionally landscaped Rear Garden which is a real feature of the property, large shaped premium paved patio area with raised herb borders, large section of lawn, further single area, decking area, enclosed by panelled fencing.

Additional Information

EPC Rating: C(77)

Council Tax Band: G

Tenure: Freehold



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 item shown will be included in the property.

