



GROUND FLOOR
746 sq. ft. (69.3 sq.m.) approx.

1ST FLOOR
427 sq. ft. (39.7 sq.m.) approx.

Whilst 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 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.

Entrance Hall

Providing access to all principle rooms

Kitchen/Breakfast Room

4.91m x 3.64m (16' 1" x 11' 11") Max. Luxury fitted country style Kitchen with integrated double oven, inset five ring gas burner hob, stainless steel extractor hood over, integrated dishwasher, space for fridge freezer, space for washing machine.

Living Room

4.04m x 3.98m (13' 3" x 13' 1")

Snug Room

3.39m x 3.38m (11' 1" x 11' 1")

Dining Room

3.20m x 2.66m (10' 6" x 8' 9")

Bathroom

2.27m x 2.28m (7' 5" x 7' 6") Four piece Bath room suite with a Bath and Shower.

WC

Separate ground floor WC

Bedroom One

3.97m x 3.37m (13' 0" x 11' 1")

Bedroom Two

3.39m x 3.37m (11' 1" x 11' 1")

Bedroom Three

3.48m x 2.76m (11' 5" x 9' 1") Max.

Front

Driveway providing ample off road parking for several vehicles.

Rear Garden

A real feature of this property being in excess of 100ft.

Additional Information

Car charger not included.