



Asking Price

£500,000

CHURCH STREET, STURMINSTER MARSHALL, WIMBORNE BH21 4BU

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ THREE DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ DETACHED GARAGE
- ◆ TWO RECEPTION ROOMS
- ◆ VILLAGE LOCATION
- ◆ GENEROUS OFF ROAD PARKING

A deceptive and cosy three bedroom detached family home with detached garage, which has not been on the open market for over 50 years and boasts scope to extend (STPP).

Property Description

Abbots Wood is positioned towards the westerly edge of the village and the home sits centrally within its plot boasting garden spaces on each of its elevations. The home currently offers three double bedrooms with a family bathroom on the first floor and there are two reception rooms, kitchen, cloakroom and lean-to style utility room on the ground floor. The property benefits from gas fired heating as well as double glazing and, in our opinion, the home could easily be extended (STPP).

Gardens and Grounds

The home is accessed via a five bar gate and the driveway leads to the left hand side of the home where there is a generous amount of off road parking suited to several vehicles. There is a detached single garage and utility space beyond. The rear garden is ornamental in its nature with paved pathways intertwined with kept shrubs and bushes. To the right hand side of the property there is a further garden area which has a courtyard nature to it and is ideal for alfresco dining and entertaining.





Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 1159 sq ft (107.6 sq m)

Heating: Gas fired

Glazing: Double glazed

Garden: South east

Main Services: Gas, water, electric, drains, telephone

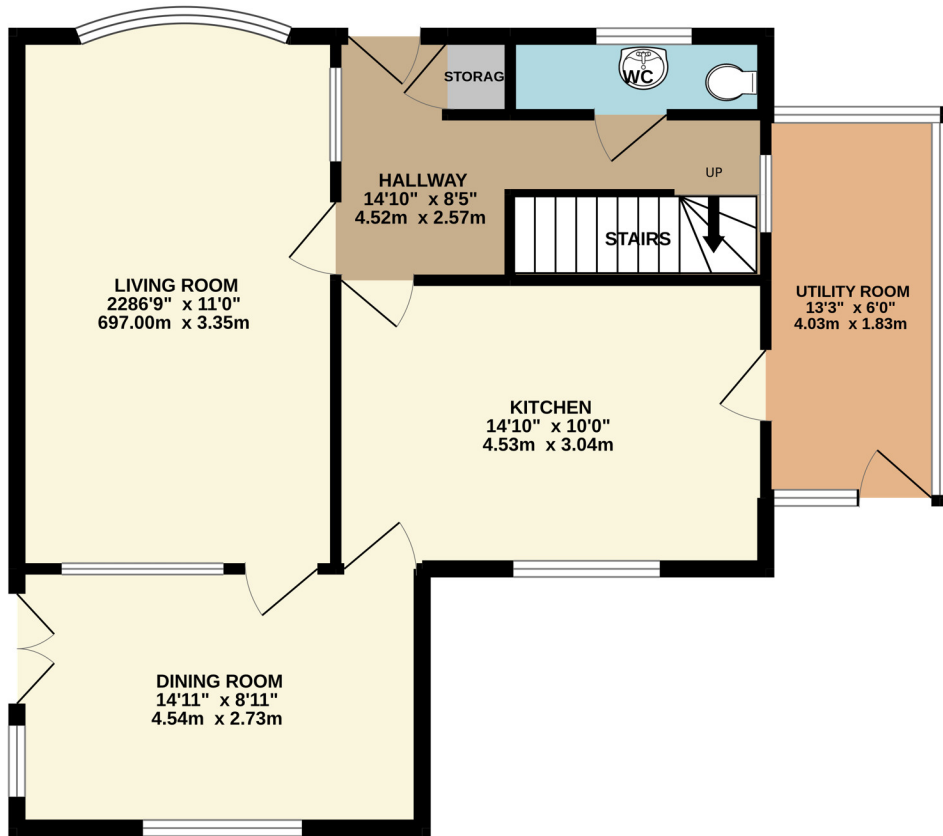
Local Authority: Dorset Council

Council Tax Band: E

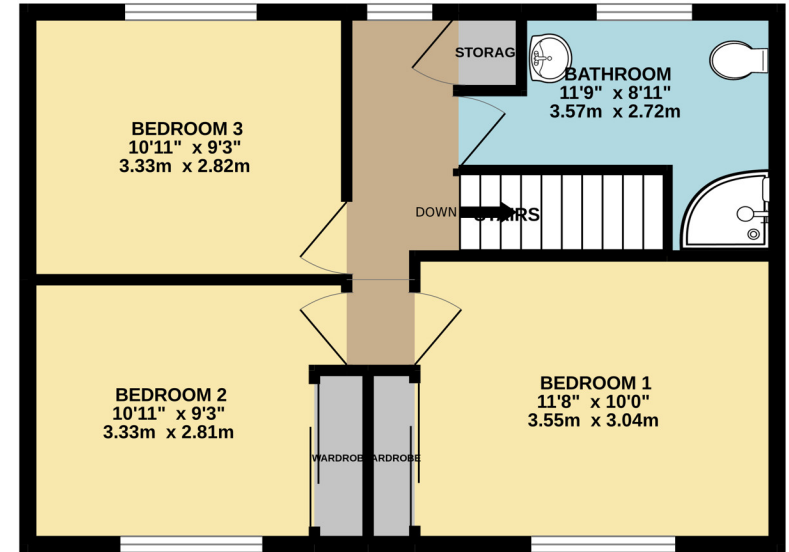




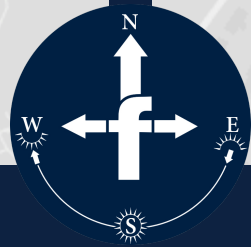
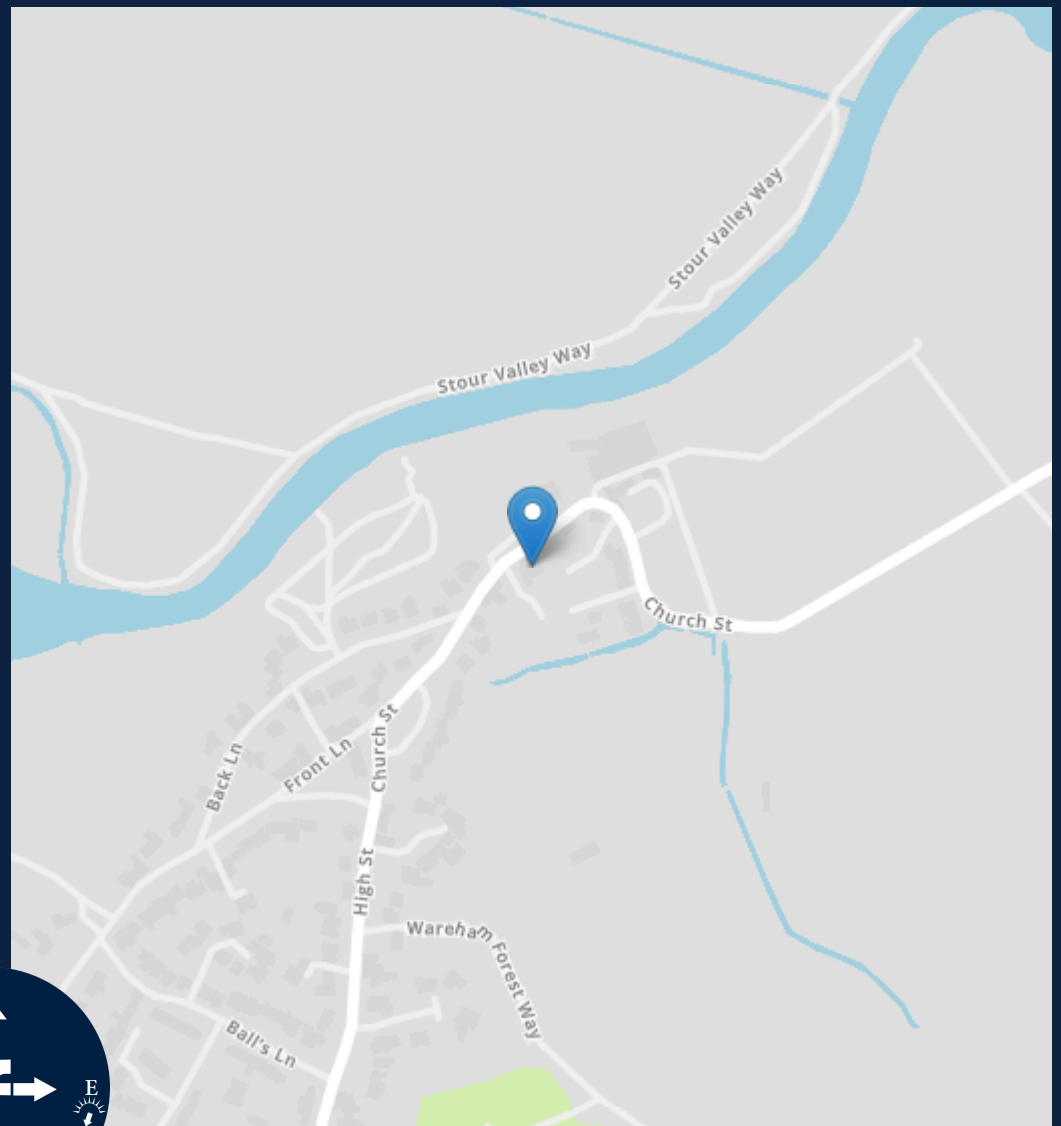
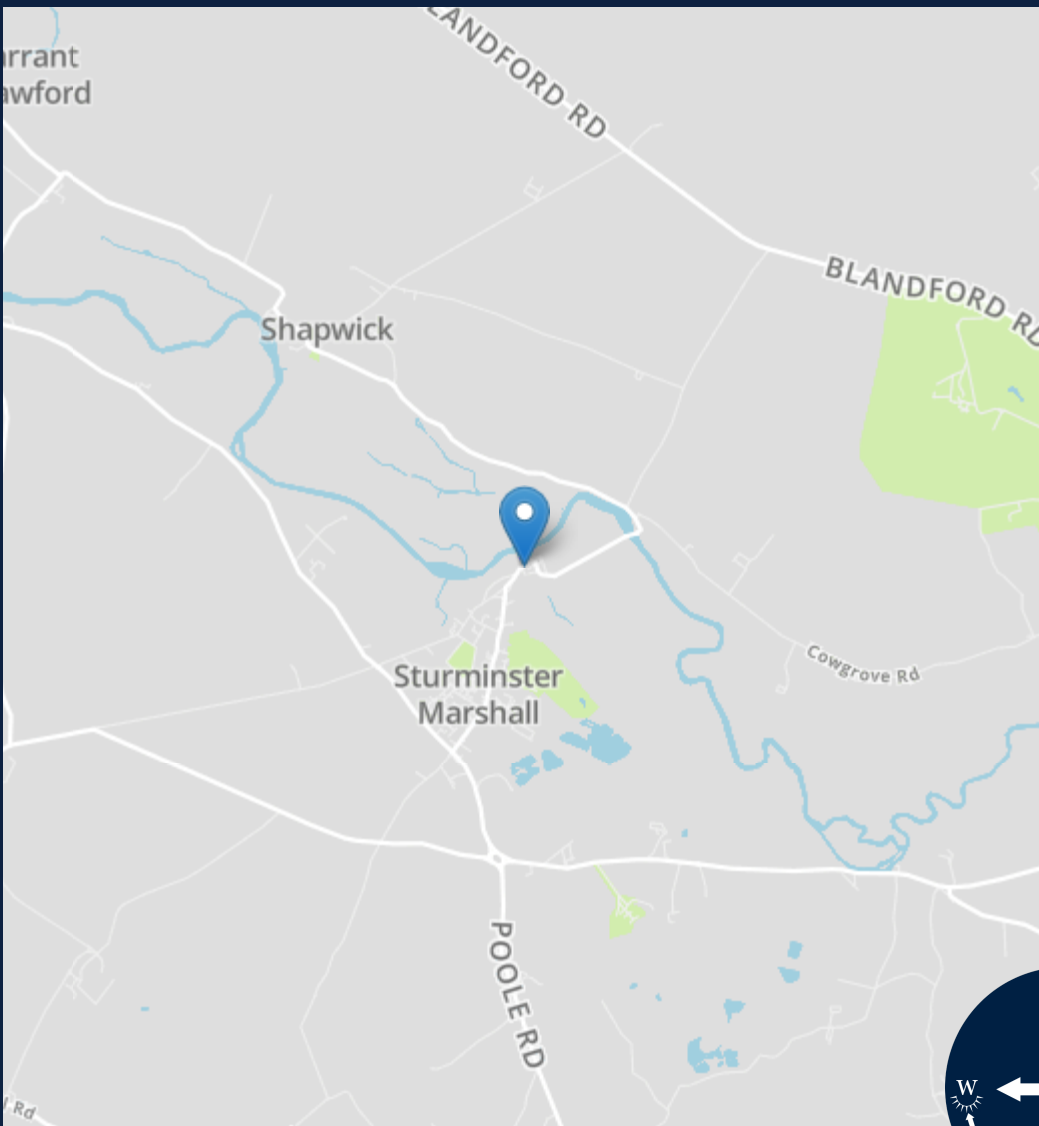
GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	81
	60

England, Scotland & Wales

EU Directive 2002/91/EC



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12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000