



Asking Price

£399,950

Freehold

HENBURY HOUSE GARDENS, STURMINSTER MARSHALL,
WIMBORNE BH21 3TZ



- ◆ **TWO BEDROOM HOUSE**
- ◆ **SINGLE GARAGE AND OFF ROAD PARKING**
- ◆ **ENCLOSED REAR GARDEN**
- ◆ **MODERN INTERIOR**

A spacious and well-proportioned two-bedroom end-of-terrace home set in a semi-rural location with an enclosed rear garden and a single garage.

Property Description

Henbury House Gardens is a private development built in 1998 by respected local builders within the historic grounds of Henbury House. Situated on the edge of the picturesque village of Sturminster Marshall, this attractive character-style two bedroom end-of-terrace house offers a wonderful combination of modern finishes and traditional charm. Enjoying a quiet setting with a semi-rural feel, the property remains conveniently close to shops, amenities and transport links.

On approach of the home, you have an entrance porch which provides a practical built-in cupboard discreetly housing the gas-fired boiler, together with useful storage. On entering the home you have a welcoming entrance hall, which provides access to the principle rooms of the home. The kitchen has been modernised and benefits from a comprehensive selection of base and eye level units with an integrated hob, single oven and extractor fan. The cloakroom includes a WC and wash basin, along with space and plumbing for both a washing machine, tumble dryer and dishwasher.

To the rear of the home you have the the main reception room which is enhanced by exposed beams and a brick fireplace with an electric wood burner forming an attractive focal point and double doors providing access to the enclosed rear garden.

Upstairs, the accommodation comprises two generously sized bedrooms. The main bedroom benefits a contemporary en-suite shower room with a shower unit, wash basin and WC. and the second bedroom is serviced by the family bathroom.

All internal doors were replaced in 2024. Additional benefits include Amtico flooring throughout and loft space.

Garden and Grounds

The enclosed rear garden is predominately paved and designed for low maintenance. You also have the added benefit of a summer house, which has been fitted with power.

This home has one allocated parking space and a single garage in a nearby block with power, light, a large loft storage area.

Location

Sturminster Marshall is a well-regarded Dorset village offering an excellent balance of countryside surroundings and everyday convenience. The village enjoys a strong community atmosphere and provides a range of local amenities including a convenience store, café, pub, pharmacy and popular first school.

Ideally positioned between Wimborne and Blandford Forum, the location also benefits from easy access to the A31, providing straightforward routes towards Bournemouth, Poole and the wider Dorset coastline. The surrounding area offers attractive rural walks and outdoor spaces, making it a particularly appealing setting for those seeking village living within reach of larger town facilities.



Size: Approx 843 sq ft (78.3sq m)

Heating: Gas fired heating (combi) 5 yrs old serviced annually

Glazing: Double glazed

Loft: Lighting.

Parking: One parking space and a single garage

Garden: Enclosed rear garden

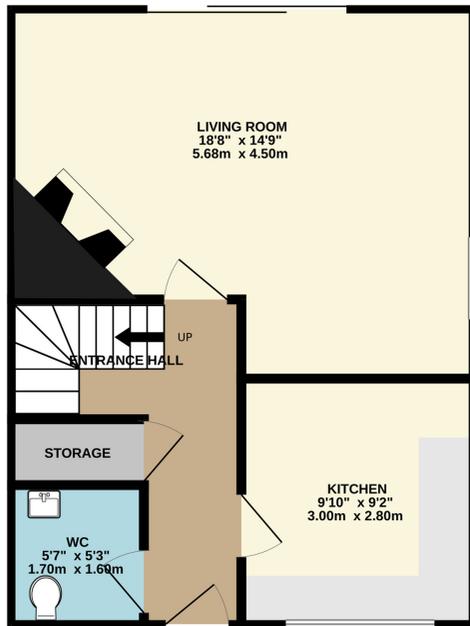
Main Services: Gas, electric, water and drains

Local Authority: Dorset Council

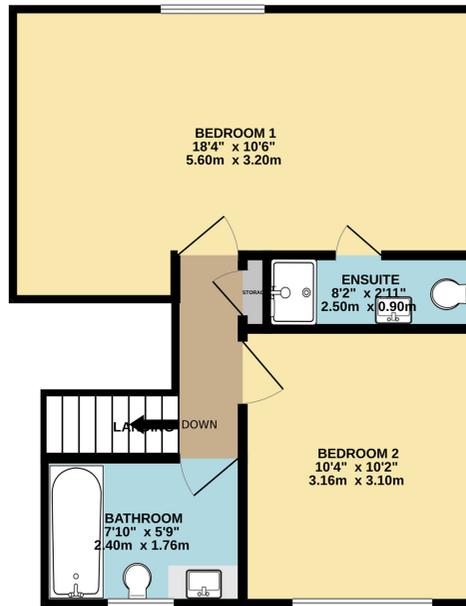
Council Tax: Band E

Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

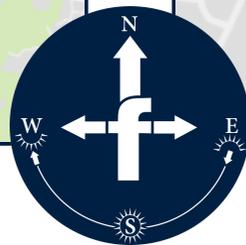
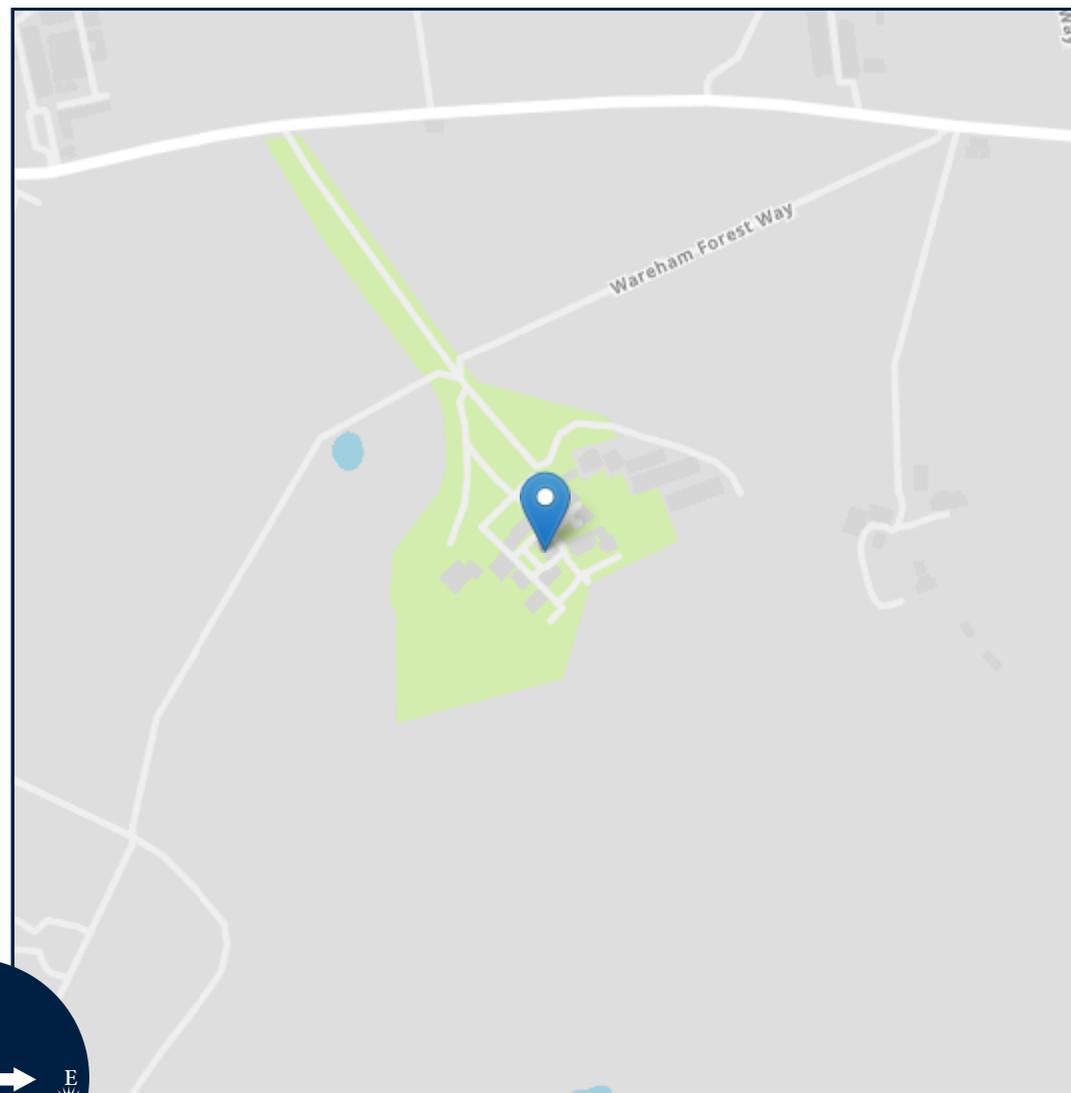
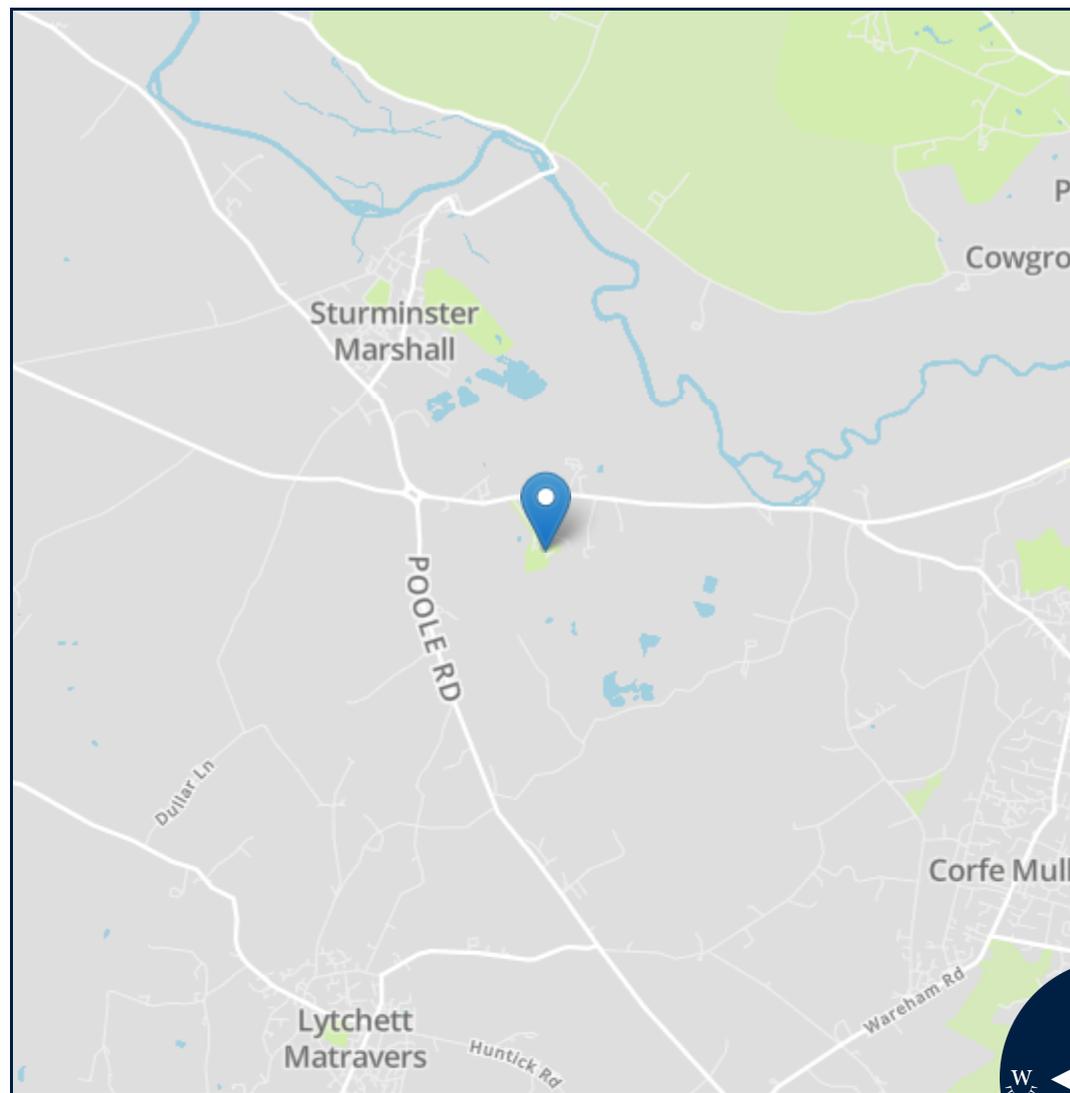


1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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