



Asking Price

£450,000

BACK LANE, STURMINSTER MARSHALL BH21 4BN

Freehold



- ◆ FOUR BEDROOMS
- ◆ KITCHEN/BREAKFAST ROOM
- ◆ STUDY AND HOBBY ROOM
- ◆ 18TH CENTURY COTTAGE
- ◆ PERIOD FEATURES
- ◆ VILLAGE LOCATION
- ◆ GAS FIRED HEATING
- ◆ PARKING FOR FIVE CARS

A Grade II listed, four bedroom detached, thatched cottage located in the quintessential village of Sturminster Marshall, with garden and parking.

Property Description

This delightfully presented, traditional thatched cottage sits in the heart of Sturminster Marshall and comprises an entrance hall with staircase leading to the first floor. The kitchen/breakfast room has a range of units with Smeg range cooker, integrated dishwasher and space for a washing machine and has delightful views overlooking the rear garden. Off the kitchen is a hallway for multi-purpose use as a family room, boot room or work room which leads to a study. The sitting and dining rooms have original cast iron fireplaces and over the front door to the property sits the original beam from Nelson's ship. The ground floor bathroom has a free standing, roll top bath, wash hand basin, wc and cupboard for the gas boiler. The first floor bedroom has loft access, with two further bedrooms that interlink with each other.





Gardens and Grounds

The enclosed garden is westerly facing with a large paved terrace with steps leading up to a raised lawn, with some established trees, shrubs and roses and has a greenhouse and a timber shed. The property is full of character and charm and has good ceiling heights throughout. There is a parking space for five vehicles, or secure parking for a motorhome/caravan.

Location

The village of Sturminster Marshall offers good local facilities including a village shop/post office, pharmacy, primary school, two pubs, church, village green and playground and active village hall. There is also a small 9 hole golf course and children's Golf Academy. More extensive shopping, business and recreational facilities can be found in Wimborne, about 5 miles, and in Blandford, about 9 miles, and the larger centres of Poole and Bournemouth are both easily accessible. Golf is at Blandford, Broadstone, Parkstone, Rushmore and Remedy Oak (near Horton), with sailing and water sports at Poole, Weymouth and along the World Heritage designated Dorset Jurassic coastline. Communications are excellent with mainline rail services from Poole or Salisbury to London (Waterloo) and the M3 joined from the M27 providing easy access to London. The property enjoys walk in the surrounding countryside and along the river banks of the Stour. The home is located near to a maypole green.



Size: 737 sq ft (68.4 sq m)

Heating: Gas fired (Worcester Bosch boiler)

Glazing: Timber casement windows

Parking: 2 parking spaces

Garden: Westerly facing

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

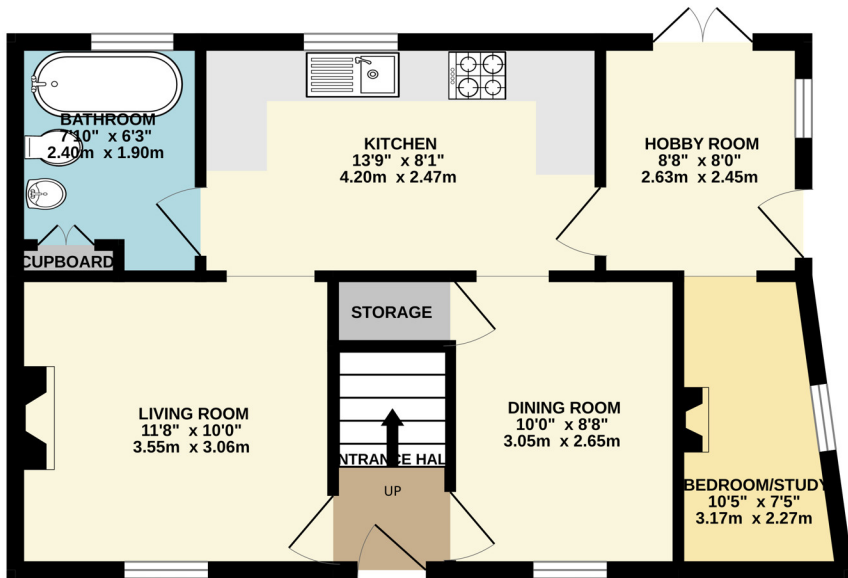
Local Authority: Dorset Council

Council Tax Band: E

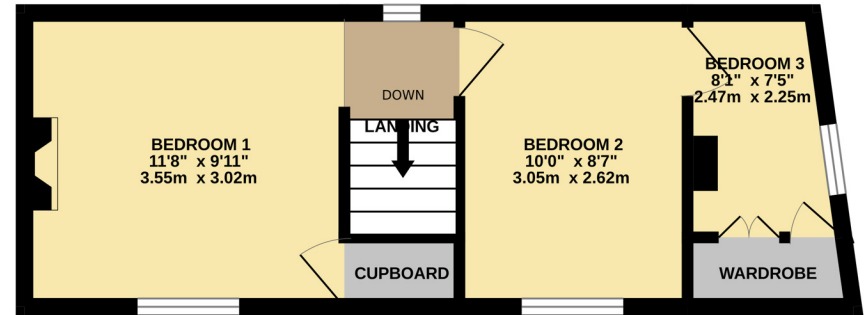




GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

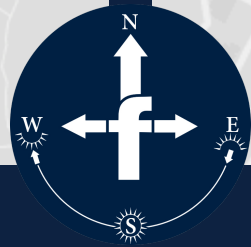
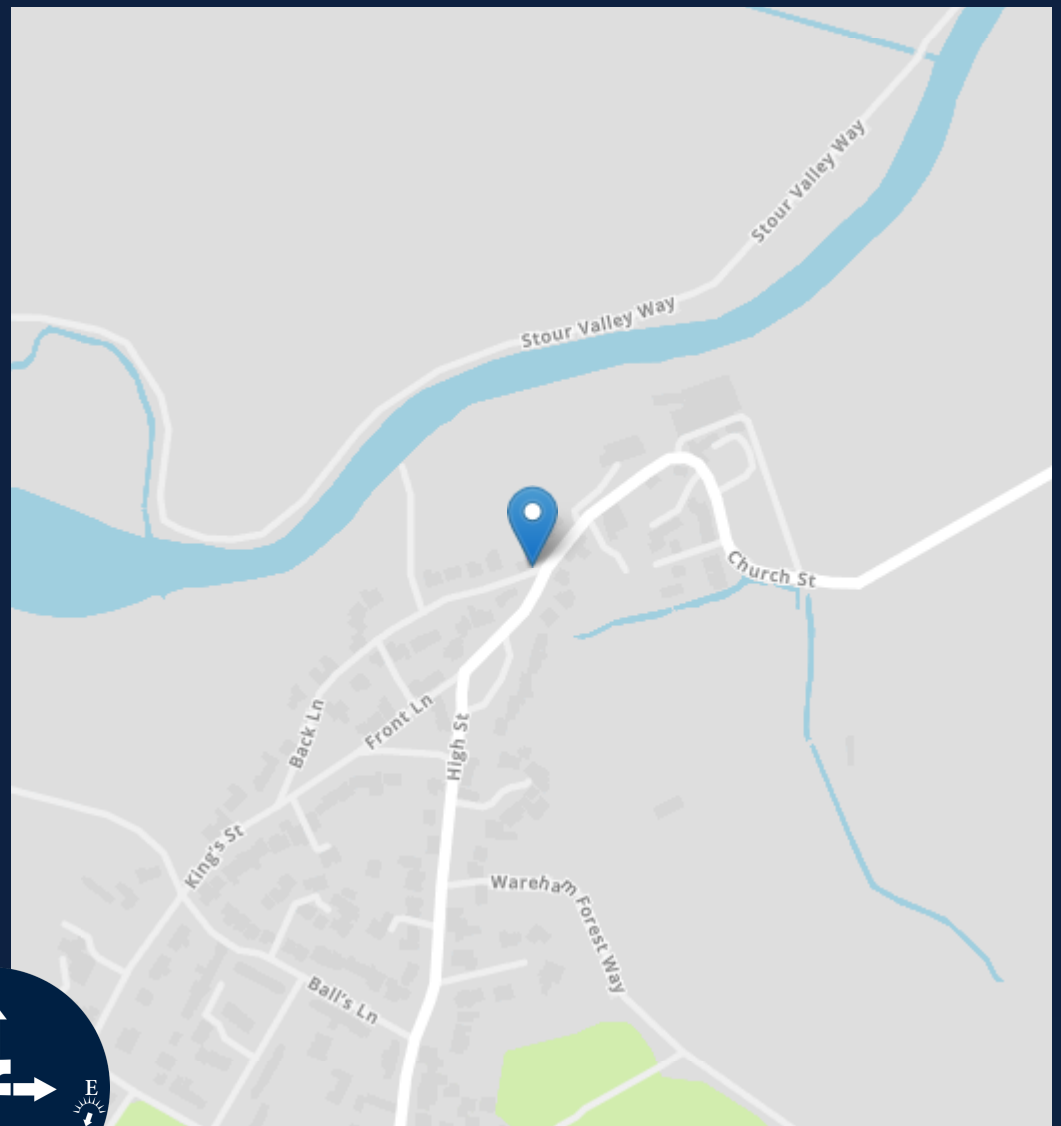
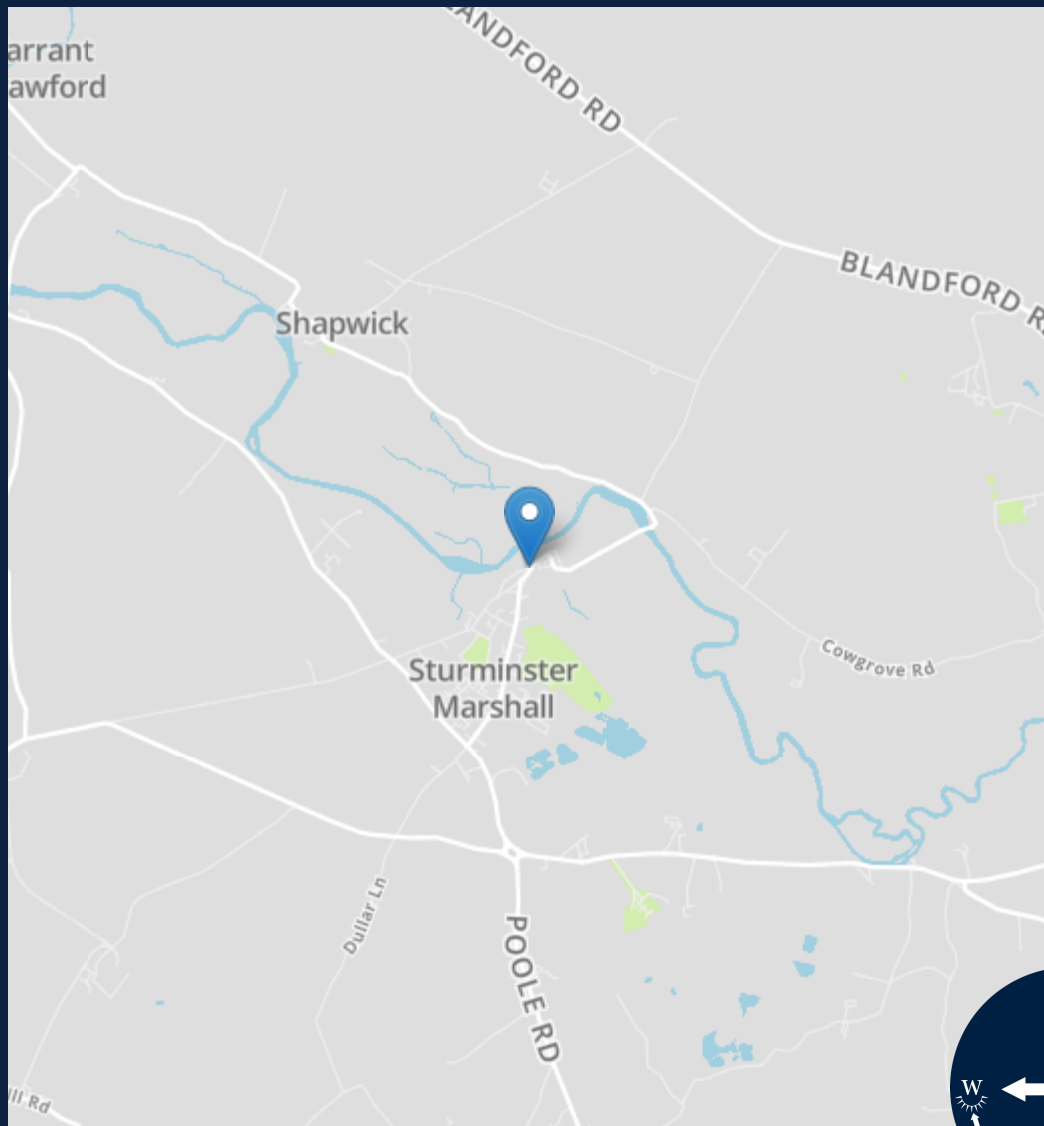


1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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