



Guide Price

£650,000

BLANDFORD ROAD, STURMINSTER MARSHALL, WIMBORNE BH21 4AF

Freehold



- ◆ DETACHED BUNGALOW WITH ANNEX
- ◆ THREE DOUBLE BEDROOMS
- ◆ SELF CONTAINED ONE BEDROOM ANNEX
- ◆ GENEROUS OFF ROAD PARKING
- ◆ GAS FIRED HEATING
- ◆ SOUTH WESTERLY FACING GARDEN
- ◆ VENDORS SUITED
- ◆ SOLE AGENTS

A deceptive and versatile detached bungalow boasting three double bedrooms as well as a self-contained one bedroom annex on a generous plot, with versatile storage as well as ample off road parking and a grand pavilion within the rear garden.

Property Description

Beeches sits on the edge of Sturminster Marshall and offers deceptive and versatile accommodation that would suit a wide variety of families including those looking for multigenerational living. The accommodation currently comprises of three double bedrooms, living room, kitchen, utility, conservatory and family bathroom to the primary home and the attached self-contained annex offers a kitchen, living room and double aspect bedroom which benefits from views across the rear garden. The home benefits from gas fired heating as well as being double glazed throughout.





Gardens and Grounds

The front garden is laid to a kept lawn and there is a generous amount of off road parking suitable for several vehicles. There is a further secure storage area to the left hand side of the home which is ideal for recreational vehicles and in turn provides access to the rear garden. The rear garden is primarily laid to lawn and there is a decked area spanning the rear elevation of the home. The garden is well stocked with a variety of planted flower beds and there is a further area of hard standing which lays host to a covered pavilion, ideal for outside entertaining.

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: 1965 sq ft (182.6 sq m)

Heating: Gas fired (combi) boiler (12 yrs old/British Gas service plan)

Glazing: Double glazed

Parking: Space for approx 6 cars

Garden: South West

Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

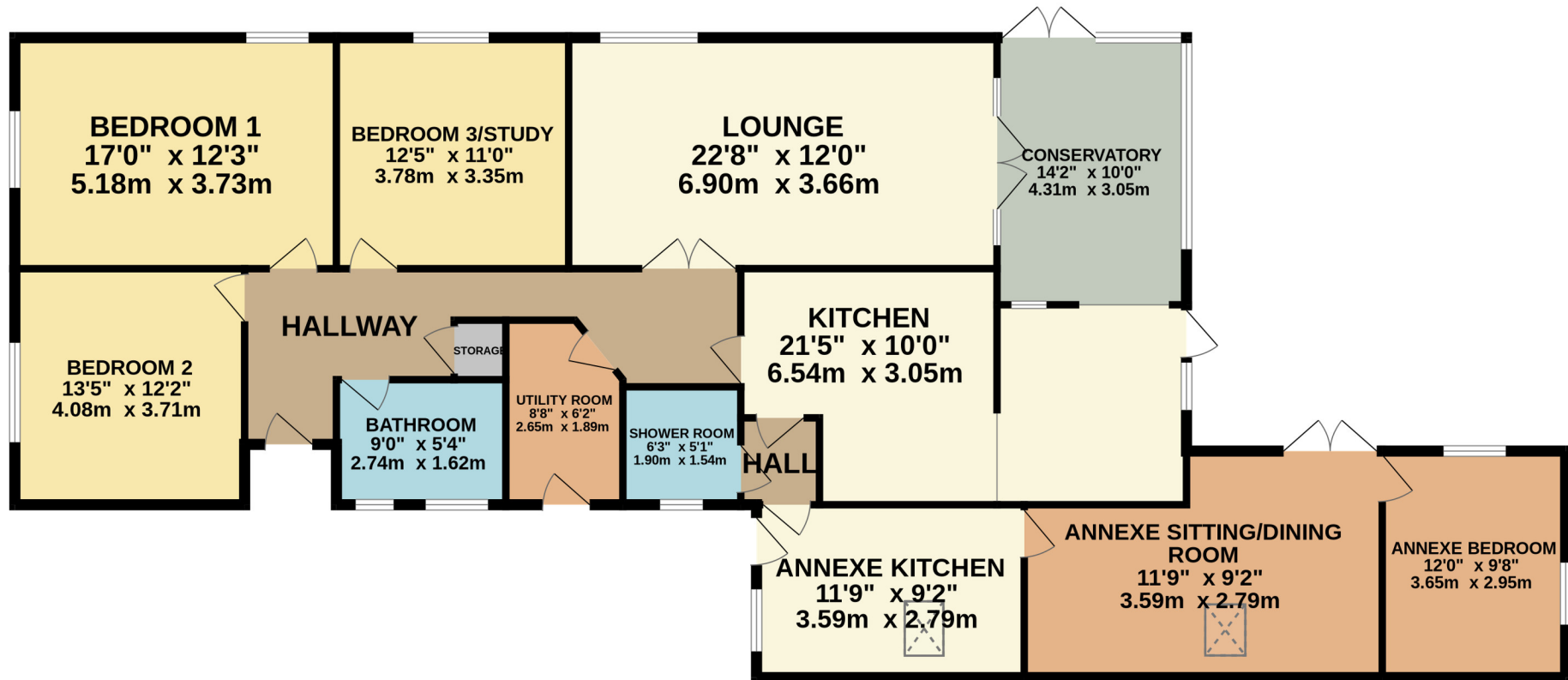
Council Tax Band: E



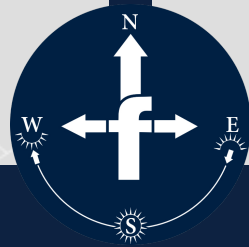
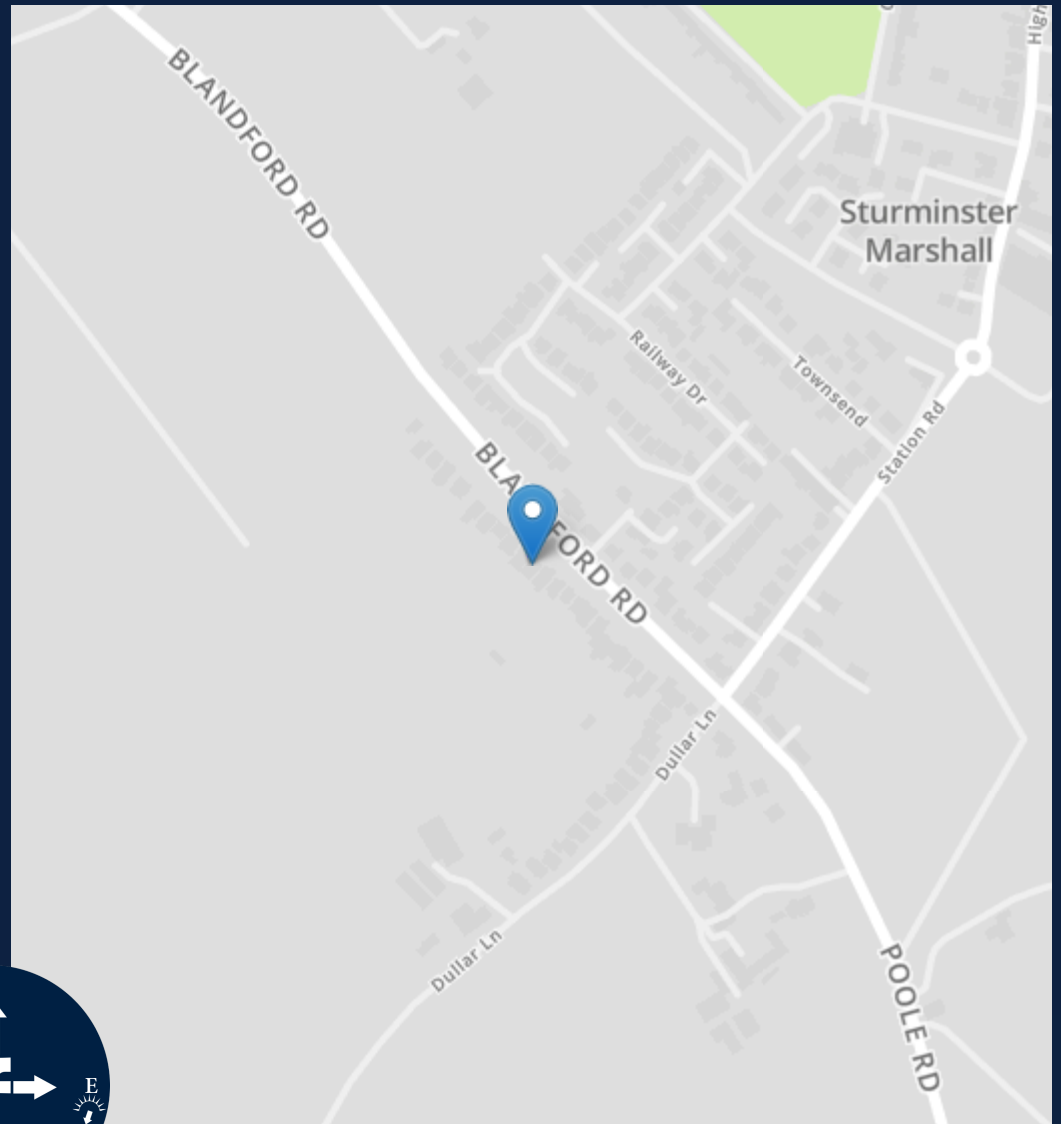
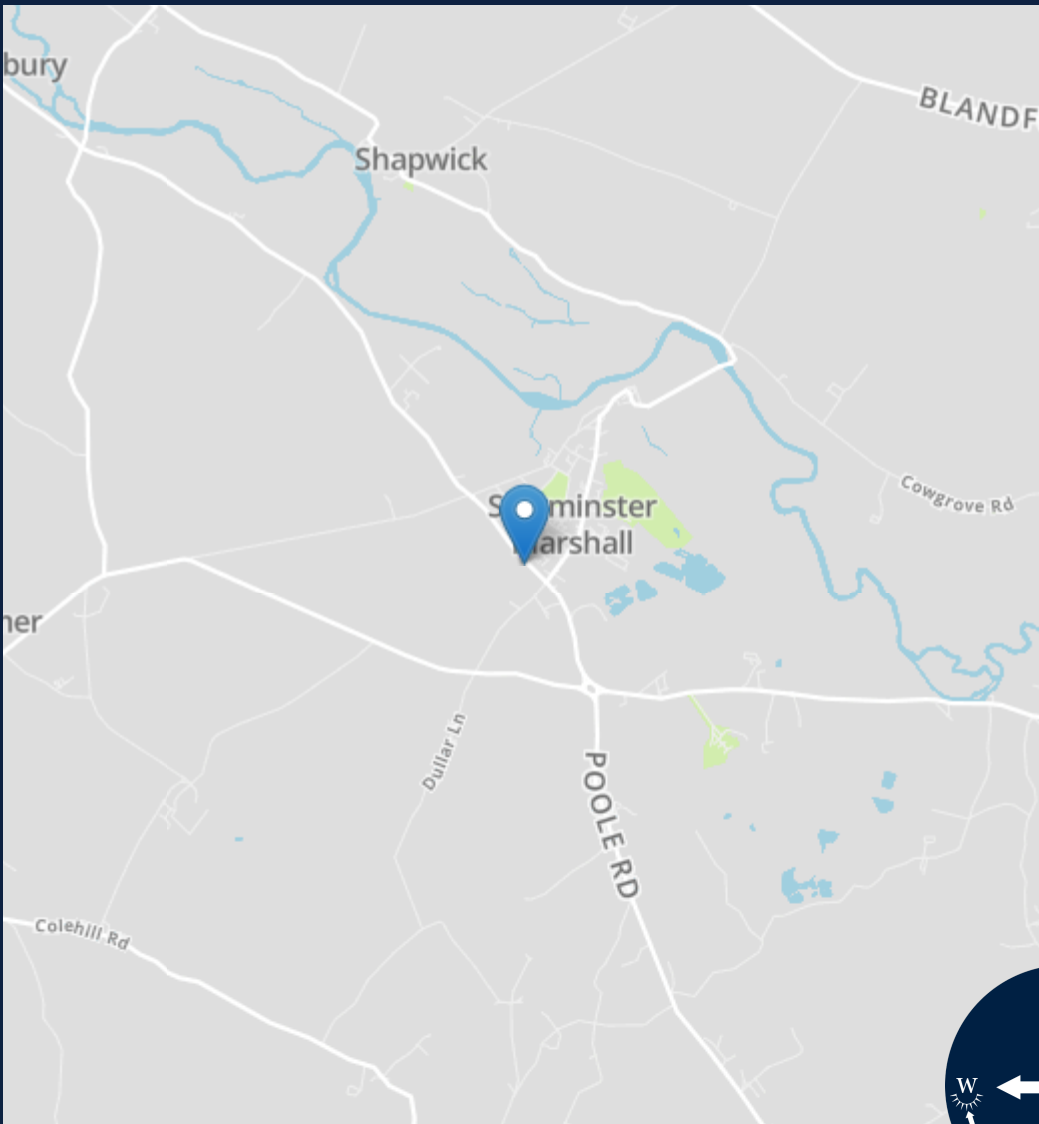


GROUND FLOOR

1965 sq.ft. (182.6 sq.m.) approx.



TOTAL FLOOR AREA : 1965 sq.ft. (182.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



Energy Efficiency Rating		Current	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			
		72	80

England, Scotland & Wales

EU Directive 2002/91/EC



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000