
HEARNES
WHERE SERVICE COUNTS
Newton Road
Sturminster Marshall, BH21 4BT

Newton Road, Sturminster Marshall, BH21 4BT

FREEHOLD PRICE: £750,000

An exceptional four bedroom detached family residence occupying a generous size plot in the highly sought after village of Sturminster Marshall offering 3,000 sq ft of beautifully appointed versatile accommodation. This impressive home combines contemporary styling with spacious family living and features a stunning kitchen/dining/day room, multiple reception areas, luxurious principal suite and ample off road parking with double garage. Offered with NO FORWARD CHAIN.

- Spacious entrance hallway with large under stairs storage cupboard
- Stunning kitchen/dining room. Kitchen with range of base and eye level units with quartz worktops, large centre island with inset Neff ceramic hob and feature extractor over and matching double oven, integrated fridge and freezer, microwave oven, dishwasher, counter sink with hot tap, Karndean flooring and rear aspect window overlooking garden
- Dining room with dual aspect window
- Separate utility room with matching base and eye level units with quartz worktops and sink, space for washing machine and tumble dryer, wall mounted boiler, door to garden
- Spacious sitting room with natural stone fire surround and living flame electric fire, front aspect windows and shutters and rear aspect bifold doors leading through to sun conservatory
- Large sun conservatory with Karndean flooring and UPVC double glazed construction, fitted blinds and sliding patio door to garden
- Reception room/office with range of fitted office furniture and double glazed bifold doors giving access to garden
- Boot room with Karndean flooring, door to cloakroom and door to the front garden
- Cloakroom with wash hand basin and WC
- Spacious first floor landing
- Three generous size bedrooms and the fourth is a good size single
- Impressive main bedroom with range of fitted furniture, large dressing room, further range of fitted furniture with arch leading to smaller dressing area with fitted storage units, luxury en suite bathroom with freestanding bath, walk in shower, wash hand basin, WC and heated towel rail
- Bedrooms two and three benefit from having built in wardrobes
- Contemporary family shower room with over size walk in shower, floating sink unit, WC and heated towel rail
- Outside: Brick paviour driveway gives off road parking for a number of vehicles leads to double garage with twin electric doors. Large shingle area and access down one side to the landscaped rear garden with large, shaped patio, raised shrub borders and good size lawn, shingle and decking area enclosed by panel fencing

The property is situated in a popular village to the west of Wimborne and benefits from a variety of amenities which include a village shop/post office, pharmacy, public houses, church, well regarded First school and a nine hole golf course. The village is approximately 5 miles from both Wimborne and Blandford and 7 miles from Poole and very well located for Bournemouth and Dorchester.

COUNCIL TAX BAND: G EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

















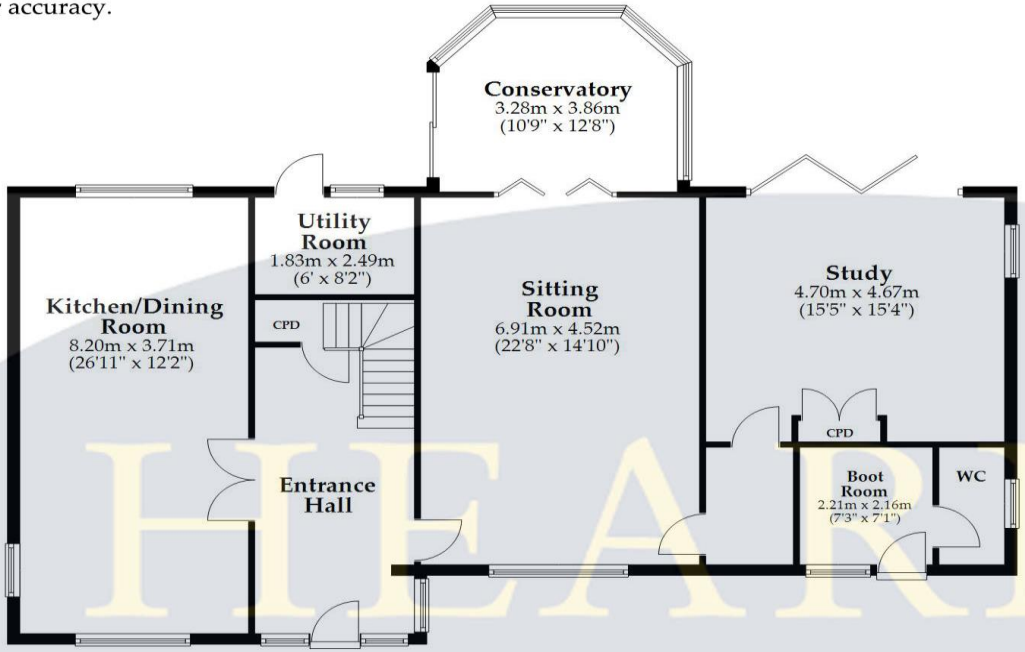




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

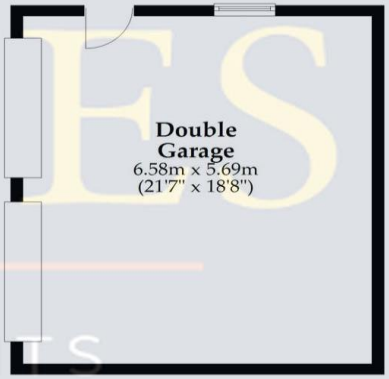
Ground Floor

Approx. 130.2 sq. metres (1402.0 sq. feet)



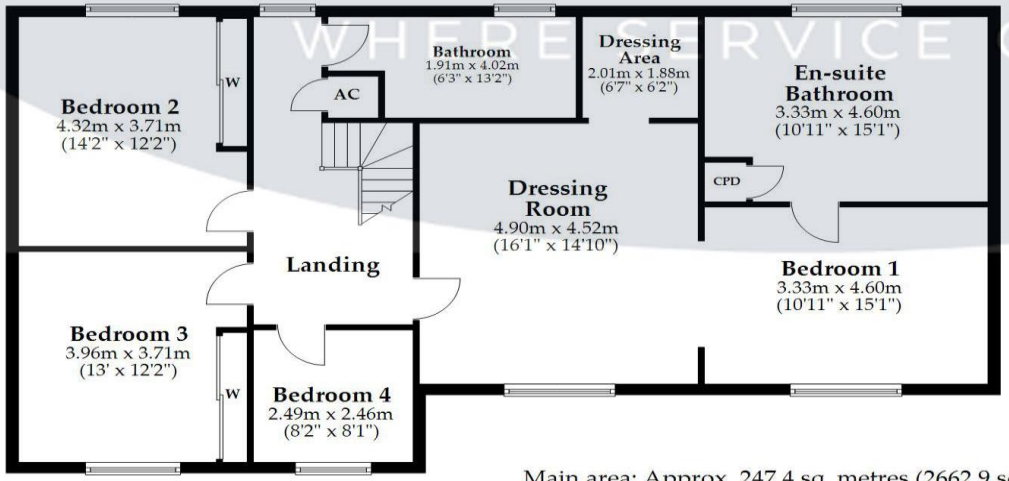
Garage

Approx. 37.4 sq. metres (402.8 sq. feet)



First Floor

Approx. 117.1 sq. metres (1261.0 sq. feet)



Main area: Approx. 247.4 sq. metres (2662.9 sq. feet)

Plus garages, approx. 37.4 sq. metres (402.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

LJT Surveying

HEARNES
WHERE SERVICE COUNTS













HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD