



184 CHURCH STREET, STURMINSTER MARSHALL, WIMBORNE, DORSET, BH21 4BU
£395,000 FREEHOLD

A GRADE II LISTED 3 BEDROOM TERRACED THATCHED COTTAGE WITH PARKING AND A GARAGE, FOR SALE WITH NO FORWARD CHAIN, SET DIRECTLY OPPOSITE THE PARISH CHURCH IN THE CONSERVATION AREA OF THIS PICTURESQUE VILLAGE, AND CLOSE TO A GOOD RANGE OF LOCAL AMENITIES.

SUMMARY:

The property boasts a wealth of character features including ceiling beams and an inglenook fireplace, and has gas central heating, a delightful south facing cottage garden, parking and a garage.

It forms part of a terrace formerly known as the Hardy Memorial Cottages, which underwent a major programme of reconstruction and refurbishment in 1976, and nestles between pub, church and farmyard, not far from the picturesque National Trust properties at White Mill and Kingston Lacy.

AT A GLANCE

- 3 bedrooms
- First floor shower room & ground floor cloakroom
- Dual aspect beamed living room with inglenook
- South facing garden
- Parking and garage to the rear



DESCRIPTION:

The front door opens from Church Street into a reception hall with a quarry tiled floor. There is a cloakroom with WC, wash basin and under stairs cupboard.

The charming dual aspect sitting room, looking onto the south facing garden to the rear and the village church to the front, features a brick inglenook fireplace (with bressummer beam) and a beamed ceiling.

The kitchen has units, worktops, integrated gas hob, extractor, electric oven, wall mounted Glow Worm gas boiler, space and plumbing for washing machine, space for upright fridge-freezer, and door to the rear garden.

From the hall, stairs lead to a first floor landing with a built-in cupboard, and a loft access. Bedroom 1 has a built-in double wardrobe. Bedroom 2 has a lovely aspect onto the church, and bedroom 3 has an airing cupboard, built-in wardrobe, and views over the rear garden. There is a shower room with shower, wash basin and WC.



The south facing cottage garden has established hedges to either side, affording a fair degree of privacy. There is a patio, exterior water tap and lighting, a large lawn and a shrub border.

A rear gate provides access to parking immediately to the rear of the garden, and to a good sized single garage in a block (third from the left as you look at them) with up-and-over door, window, power, lighting and pitched roof providing ample eaves storage space. Vehicular access is from a lane at the end of the terrace.

Agents' Note: There is an understanding for 2026 that the whole terrace is to be thatched at the rear, with an approximate cost of £20,000.

LOCATION:

Sturminster Marshall has a lively village community with First School, parish church, village hall, recreation ground, maypole green, golf course, post office/shop, pharmacy and 2 pub/restaurants. There is easy access to the A350 and A31 providing good road connections to Blandford Forum, Dorchester, Poole and the market town of Wimborne Minster. Dorchester, Poole and Bournemouth all have mainline rail links.

COUNCIL TAX:

Band D

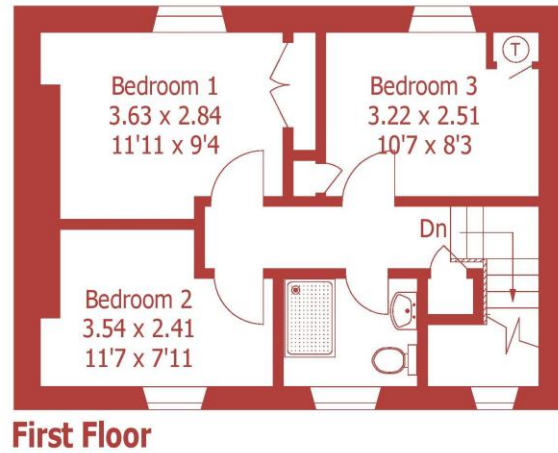
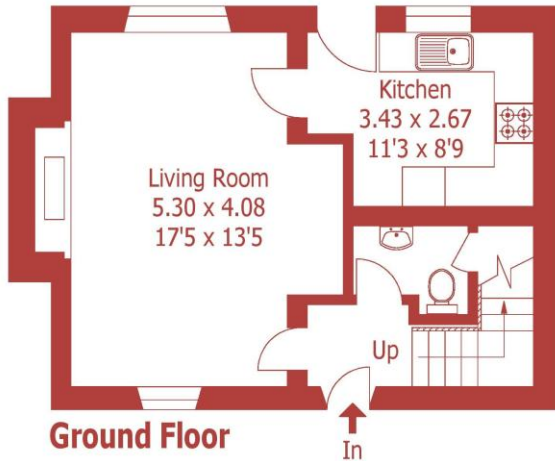
DIRECTIONS:

From Wimborne, proceed towards Blandford on the B3082, into the avenue of trees beside Badbury Rings. Turn left, signposted to Sturminster Marshall and follow the road to the end. Turn left into Mill Lane, and proceed past White Mill and over the bridge. As you enter Sturminster Marshall, proceed around the left hand bend, and 184 Church Street can be found on the left hand side, opposite the church.





Approximate Gross Internal Area :- 79 sq m / 852 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

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Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

