



Gowerhey, Back Lane  
Sturminster Marshall  
Wimborne, BH21 4BP

A spacious, very well presented, modern 4 bedroom detached house for sale with NO FORWARD CHAIN in a quiet lane in the heart of the popular village of Sturminster Marshall, about 4 miles west of Wimborne. The property backs onto Walnut Tree Field, a recreational greenbelt area leading down to the banks of the River Stour.

ASKING PRICE: £650,000 FREEHOLD



Christopher  
**Batten**

in association with

Winkworth



Traditionally constructed in 1981 by a well know local building company of the time, and in the same ownership ever since, the property has facing brick elevations, 3 small front gables, a concrete tiled roof and a brick chimney. It is connected to all mains services, and has gas central heating and UPVC double glazed windows and doors.

This picturesque village, about 4 miles west of Wimborne, offers a good range of amenities including a First School, a post office/shop, a pharmacy, a parish church, a maypole green, a golf course and 2 pub/restaurants. There is easy access to Blandford Forum and Dorchester, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 30 minutes' drive.



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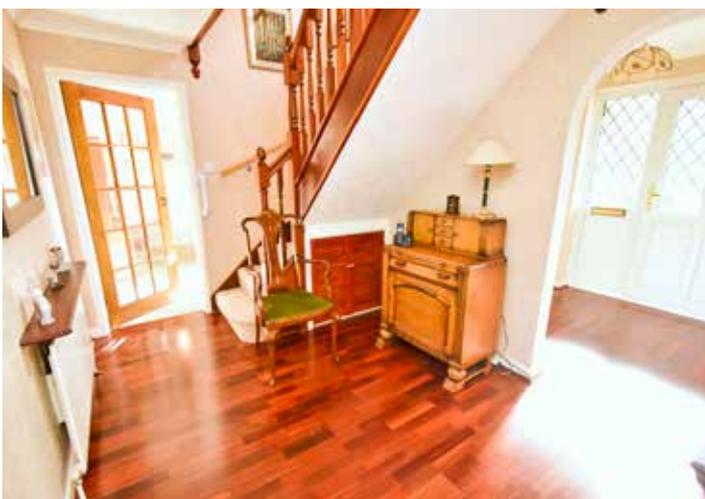


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A covered entrance way with a paved floor leads to an entrance hall with quality flooring, under stairs storage space and an arch feature. There is a cloakroom with WC, vanity wash basin, dado rail, half panelled walls and coat cupboard.

The dual aspect sitting room has a brickette fireplace with inset gas fire, and double doors to the garden, and there is a separate dining room to the front.



There is a spacious kitchen/breakfast room with post formed work surfaces, stainless steel sink, a range of units, Neff fan oven, matching grill, 5-burner gas hob, extractor, integrated larder fridge and drawer freezer, dishwasher, space for table and chairs, quality flooring and a fine view onto the rear garden. A separate utility room features worktops, stainless steel sink, base cupboards, cupboard housing a Worcester gas boiler, space for white goods, and door to outside.



Stairs lead to a semi-galleried first floor landing with airing cupboard and loft access.

Bedroom 1 has a comprehensive range of furniture, and a superb outlook over the garden, Walnut Tree Field and farmland beyond, and an en suite shower room (with shower cubicle, vanity wash basin, concealed cistern WC and fully tiled walls.)



Bedroom 2 has a superb outlook over the garden, Walnut Tree Field and farmland beyond. Bedroom 3 is a smaller double room to the front, and bedroom 4, which is currently used as an office.

The family bath/shower room comprises bath, shower, wash basin, WC, towel rail and half tiled walls.

A 5-bar gate leads to an L-shaped shingle driveway offering off road parking and leading to a detached double garage with electric up-and-over door and double





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glazed personal door. The front garden has picket fencing to the road and panel fencing to the sides, a mature tree and a well stocked flower and shrub bed. The delightful rear garden is enclosed by brick walling and close boarded fencing and comprises a large flat lawn, circular shrub bed, established shrubs, timber summerhouse, greenhouse and water butt.

**DIRECTIONS:** From Wimborne, proceed towards Blandford on the B3082 for about 2 miles, passing Kingston Lacy House on the left. Turn left, signposted to Sturminster Marshall and proceed for about a mile. Turn left at the junction and proceed over the stone bridge at White Mill, and proceed into Sturminster Marshall village. After the Red Lion pub on the left, immediately bear right into Back Lane.

**COUNCIL TAX:** Band F

**EPC RATING:** Band D







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The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

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