



1 Elm Gardens
Sturminster Marshall, Wimborne,
Dorset, BH21 4ER

A beautifully presented, well proportioned 4 bedroom detached family house on a small development just off The High Street in the picturesque village of Sturminster Marshall.

ASKING PRICE: £750,000 FREEHOLD



Christopher
Batten

in association with

Winkworth



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Elm Gardens comprises just 6 properties built to a high standard of specification in 2018, and the property is sold with the remainder of its NHBC warranty. It has facing brick elevations, a tiled roof, gas central heating (under floor to the ground floor), porcelain tiled floors to the majority of the ground floor, UPVC double glazing, oak-faced internal doors, oak staircase, high quality kitchen and bathroom fittings, a large double garage and off road parking.

A covered entrance way leads to a spacious reception hall with a cloakroom. The nicely proportioned sitting room has a fireplace, and double doors to the rear garden.



2



4



3



There is also a study.

The spacious kitchen/dining room features an orangery area with French doors to the garden. The kitchen has an excellent range of units, granite worktops, integrated fridge-freezer and dishwasher, 5-burner gas hob, cooker hood and Neff electric double oven.

There is a separate utility room (with cupboards, space and plumbing for washing machine and tumble dryer, and door to the garage.)

An oak staircase leads to a galleried landing with airing cupboard (housing the pressurised hot water cylinder) and loft access.

Bedroom 1 has fitted wardrobes, a dressing area (with built-in wardrobes) and an en suite shower room. Bedroom 2 has fitted wardrobes, delightful views over countryside, and an en suite shower room. There are 2 further bedrooms and a fully tiled family bathroom.



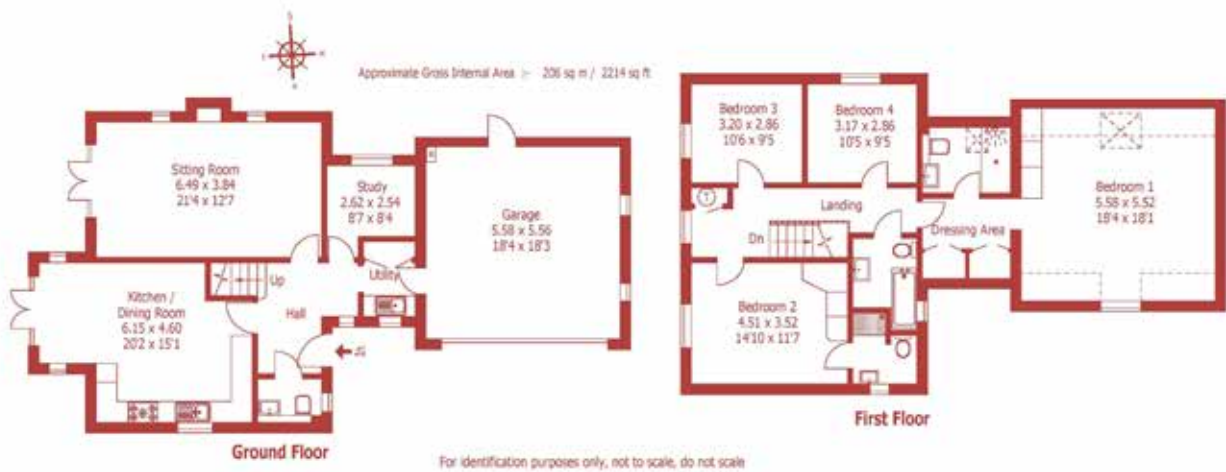
The development is approached off a gravel drive which leads into a block paved courtyard.

There is a double garage with electric door, gas boiler, lighting, power points, and personal door to a courtyard area. A side gate leads to the neatly maintained rear garden which has a patio, a lawn and an established laurel hedge boundary.

Agents' Note: There is a Residents' Association for the 6 properties, with a maintenance charge of £200 per annum covering communal lighting, Public Liability Insurance and a sinking fund.

Sturminster Marshall has a lively village community with First School, parish church, village hall, recreation ground, maypole green, golf course, post office/shop, pharmacy, 2 pub/restaurants and a café.





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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.

DIRECTIONS: From Wimborne, proceed west along the A31 towards Dorchester. At the Roundhouse roundabout, take the third exit onto the A350, towards Blandford. Take the first turning on the right (at the crossroads) into Station Road. At the next roundabout, proceed ahead into The High Street, and Elm Gardens can be found on the right hand side, just past Sheriden Way.

Council Tax: Band G

EPC: Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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