



3 BAILIE GATE COTTAGES, 41 HIGH STREET, STURMINSTER MARSHALL, WIMBORNE, DORSET, BH21 4AS

**£375,000 FREEHOLD**

**A MODERN 3 BEDROOM SEMI-DETACHED HOUSE WITH OFF ROAD PARKING AND GARAGE, FOR SALE WITH NO FORWARD CHAIN, ON A SMALL DEVELOPMENT IN THE CENTRE OF THE PICTURESQUE VILLAGE OF STURMINSTER MARSHALL.**

#### **SUMMARY:**

Accessed off a small, block paved, private driveway serving 4 properties, number 3 is set well back from The High Street, and has a south facing rear garden. The house benefits from a source heat pump central heating (with under floor heating to the ground floor), UPVC double glazing, security alarm, and modern kitchen and bathroom fittings.

#### **AT A GLANCE**

- Modern 3 bedroom house
- Small development of 4 in central village location
- Modern kitchen/dining room
- Garage & off road parking
- NO FORWARD CHAIN





## DESCRIPTION:

A high gabled porch leads to a reception hall with engineered timber flooring, under stairs cupboard and cloakroom (with WC and wash basin.)

The lounge has engineered timber flooring, and UPVC double glazed French doors to the rear garden.

The kitchen/dining room has an excellent range of contemporary high gloss units, integrated appliances including dishwasher, space and plumbing for washing machine, Hotpoint ceramic hob, extractor above and electric oven.

The first floor landing has a retractable ladder to the loft space (with fitted light), and an airing cupboard containing a pressurised hot water tank. There are 3 bedrooms and a bathroom with bath (with shower and screen), wash basin and WC.

A private block paved driveway leads to the property's driveway which provides off road parking, and an outside tap to the front of the house.





There is an attached garage with up-and-over door, lighting, power points, pitched roof providing eaves storage space, rear window and personal door to the rear garden. The south facing rear garden is enclosed by timber fencing and is paved for ease of maintenance. Agents' Note: A residents' association will be set up to maintain the private driveway approach.

### 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, 2 pub/restaurants and a café. 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

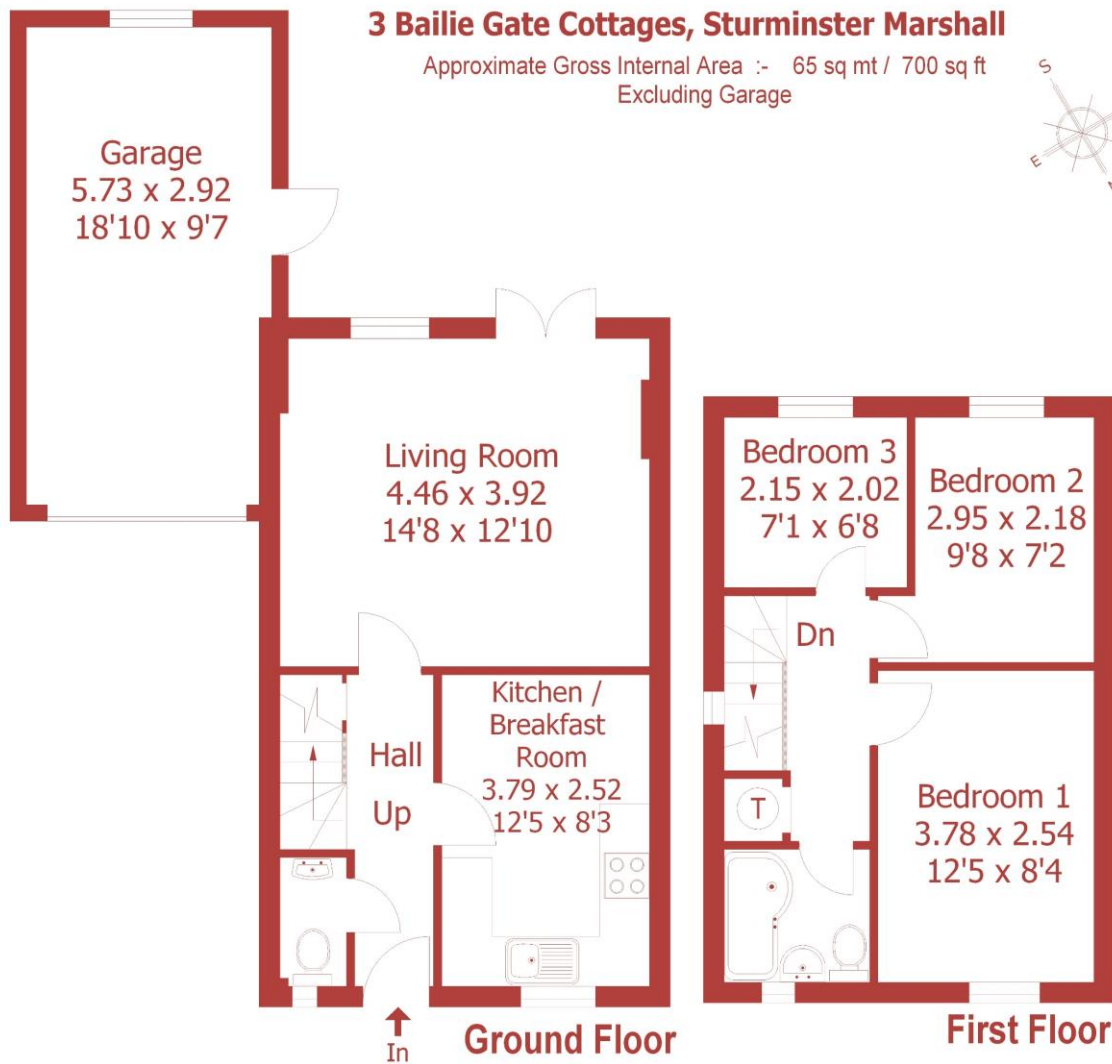
### DIRECTIONS:

From the Roundhouse roundabout at the junction of the A350 and A31, proceed towards Blandford on the A350. On entering Sturminster Marshall, turn right into Station Road, passing the village shop on the left. Proceed ahead at the roundabout into The High Street. After a short distance, Bailie Gate Cottages can be found on the left hand side.



### 3 Baillie Gate Cottages, Sturminster Marshall

Approximate Gross Internal Area :- 65 sq mt / 700 sq ft  
Excluding Garage



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.

Energy Efficiency Rating	
Current	Potential
	86
68	

Very energy efficient - lower running costs  
 A (95+) B (81-91) C (69-80) D (54-68) E (39-54) F (21-38) G (1-20)  
 Not energy efficient - higher running costs  
 England, Scotland & Wales EU Directive 2002/91/EC

DISCLAIMER: Christopher Batten 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 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.

Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

