



14 Dullar Lane
Sturminster Marshall
Wimborne, Dorset, BH21 4AD

A charming 3/4 bedroom detached family home set on a large garden plot, on the edge of this popular village, adjoining open countryside to the rear, with NO FORWARD CHAIN.

PRICE GUIDE:
OFFERS OVER £525,000
FREEHOLD



Christopher
Batten

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Built in circa 1930s, the property has been within the same ownership of family for over 60 years, and has been well maintained. This charming home offers deceptively spacious and well proportioned living accommodation, and benefits from gas central heating, UPVC double glazed windows, garaging, and a long driveway provides ample off road parking.

The property offers great potential and scope for further improvement (subject to the necessary planning consents), and would benefit from some refurbishment.

An enclosed entrance porch with front door leads through to the main reception hall which has timber stripped flooring, central archway, airing cupboard, and understairs storage cupboard.



2



3/4



1



There is a delightful, dual aspect sitting room featuring a brickette open fireplace (with quarry tiled hearth), and a separate dining room. The good sized kitchen/breakfast room features original art deco tiles, and comprises a range of units, worktops, Stirling 4-plate electric hob, Zanussi electric oven, appliance space, and a door to a side lobby with door to outside. In addition, there is a utility room with a Belfast sink, appliance space and plumbing for washing machine, and a separate boiler room with a wall mounted Worcester boiler (replaced in late 2023).

Bedroom 1 has a delightful view over the rear garden, and a built-in store cupboard. The ground floor bathroom comprises a bath (with Gainsborough electric wall mounted shower fitment), wash basin, WC, and original art deco tiles.

From the reception hall, stairs lead to the first floor landing where there is a walk-in store cupboard.



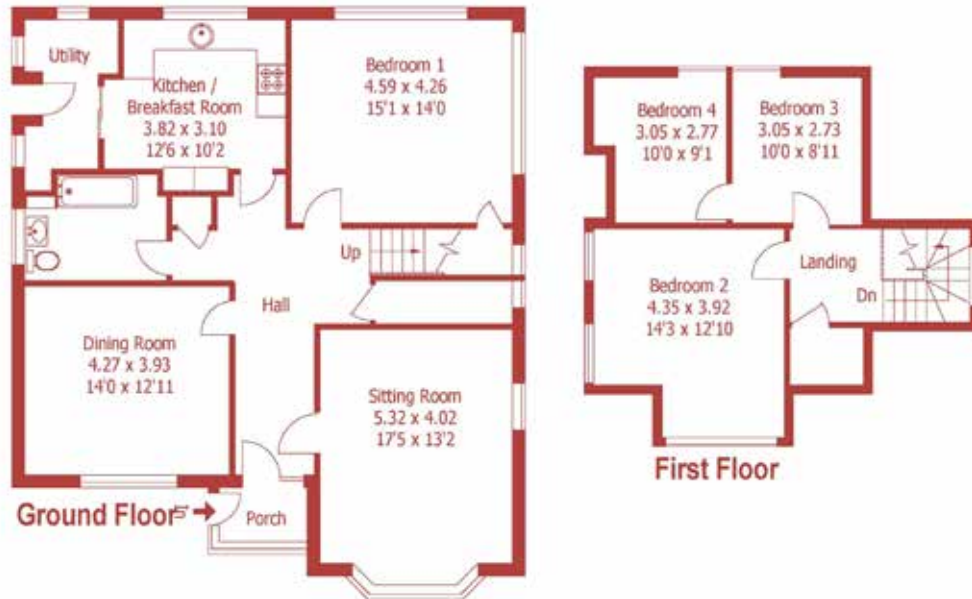
Bedroom 2 has a range of fitted bedroom furniture, with far reaching country views to the front elevation.

Bedrooms 3 and 4 have a central partition wall, which could easily be removed to create one large bedroom, with views over the rear gardens.

A long gravelled driveway provides ample off road parking leads to a garage with timber swing doors and a rear workshop. The front garden has a large lawn with flower and shrub borders. Immediately to the rear of the property, there is a crazy paved patio, and the rear garden adjoins an open field to the rear which is lawned interspersed with a selection established shrubs and trees. There is a rear section of garden which was formerly a kitchen garden.



Approximate Gross Internal Area :- 148 sq mt / 1595 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions



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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.

Directions: From Wimborne, proceed along Julians Road to the Lake Gates roundabout. Take the third exit onto the A31, signposted to Dorchester. At the Roundhouse roundabout, take the third exit onto the A350 towards Blandford. As you approach the village, take the first turning on the left into Dullar Lane, and the property can be found after a fair distance on the right hand side.

Council Tax: Band E. EPC Rating: Band D







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