



SUNNYMEAD, 95 HIGH STREET,
STURMINSTER MARSHALL, WIMBORNE,
DORSET, BH21 4AT
£525,000 FREEHOLD

**A DECEPTIVELY SPACIOUS
4/5 BEDROOM
DETACHED CHALET STYLE
HOUSE, NICELY SET BACK
FROM THE ROAD IN A
GARDEN PLOT OF JUST
OVER A QUARTER OF AN
ACRE, WITH A GARAGE
AND AMPLE OFF ROAD
PARKING, IN THE HEART
OF THIS PICTURESQUE
DORSET VILLAGE.**





DESCRIPTION: Set back from the High Street on an ample plot, Sunnymead is a well-proportioned family home offering generous, flexible accommodation over two floors.

THE PROPERTY

Offering flexible, generously sized 2-storey accommodation, including a kitchen/breakfast room overlooking the large, level rear garden, the property benefits from an open fire, gas central heating, and UPVC double glazing.

A spacious reception hall with airing and coat cupboards leads to a dual aspect lounge/dining room with a brick open fireplace. There is also a study/fifth bedroom with a deep under stairs cupboard (with fitted light).

The large, dual-aspect kitchen/breakfast room features patio doors with a delightful garden view, an exposed brick pillar feature with clay pipes for wine storage, an extensive range of units and worktops, and a breakfast bar. Integrated appliances include dishwasher, gas hob, extractor, electric double oven and fridge, and there is space for a further fridge-freezer. A side door leads to an integral porch, and there is a utility room with Worcester gas central heating boiler, space and plumbing for washing machine, space for tumble dryer, and door to the porch.

There are 2 ground floor double bedrooms overlooking the rear garden, both with fitted or built-in furniture, a wet room (with wash basin, WC and shower) and a spacious family bathroom (with bath, WC, wash basin, bidet and built-in shelved cupboard).

Stairs lead to a first floor landing with access to a large eaves storage cupboard (with fitted light) and there are 2 further double bedrooms.







THE OUTSIDE

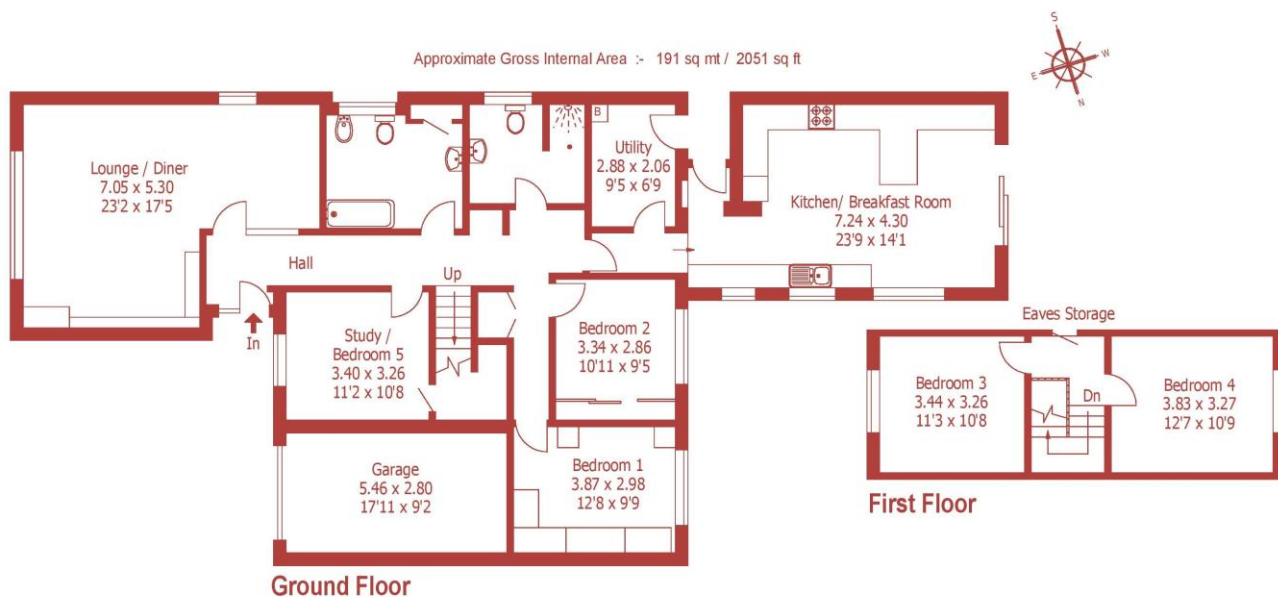
The house is centrally positioned within its ample plot, setting it back from the village road. A spacious gravelled driveway leads through a brick pillared entrance, providing turning and parking, and leading to a further block paved parking area in front of the integral garage, which has an up-and-over door, lighting and power points.

The front garden has lawns, hedges and shrubs. At the side there is a fuel bunker for the open fire. A gate and footpath lead to the large, neatly maintained south westerly facing rear garden which is largely laid to lawn, with a hardstanding for a shed, and a range of shrubs and trees including a weeping silver birch and 3 apple trees.

AGENTS NOTES

The neighbouring property has planning permission for 5 new-build houses, which are due to start construction in 2027. More details available from the agent if required. Minster. Poole, Bournemouth and Dorchester each have mainline rail connections.





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

LOCATION:

Sturminster Marshall is a well-served village with a lively community, approximately four miles west of Wimborne Minster. The village has a First School, parish church, village hall, recreation ground, maypole green, golf course, post office/shop, pharmacy and two pub/restaurants. The A350 and A31 are readily accessible, providing good road links to Blandford Forum, Dorchester, Poole and Wimborne

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 into Station Road. Continue ahead at the roundabout, into The High Street. Number 95 can be found on the left hand side, just before the right hand turning to Sheriden Way.

COUNCIL TAX: Band E

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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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