



Berryfields, Back Lane  
Sturminster Marshall, Wimborne  
Dorset, BH21 4BP

A beautifully appointed 3 bedroom detached house in a quiet country lane in the heart of the picturesque Dorset village of Sturminster Marshall.

**ASKING PRICE: £600,000**  
**FREEHOLD**

Council Tax: Band F  
EPC Rating: Band D



Christopher  
**Batten**

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No expense has been spared in creating a stunning home with attractive gardens. The house is connected to all mains services, and has gas central heating (a new boiler for which was installed in 2023) and UPVC double glazing.

Traditionally built in 1959, with red brick elevations, an impressive gabled porch and a roof of small plain tiles, the property is in a conservation area, and backs on to Walnut Tree Field, a protected area and scheduled ancient monument site on the banks of the River Stour.



2



3



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A wide covered entrance porch with stone floor and down timbers leads to an L-shaped hall with woodblock flooring and under stairs storage space. There is a ground floor shower room.

The large, dual aspect living room has a fireplace and wood burner, woodblock flooring, and bifold doors to the rear garden.



There is a superb kitchen/breakfast room with sliding double doors and full height windows to the garden, a gabled glass roof, polished granite work surfaces, butler's sink, hand-painted units, island/breakfast bar, utility cupboard with space for white goods, Neff 'slide & hide' oven and grill, Neff induction hob, integrated dishwasher, space for fridge-freezer, and superb view over the rear garden.





A staircase (with LED lighting) leads to the first floor landing.

The large, dual aspect principal bedroom features built-in wardrobes, and double doors to a Juliet balcony giving a superb view over the garden and the adjacent field.

Bedroom 2 is a dual aspect room, and bedroom 3 is a dual aspect single room with a fitted pine wardrobe.

The family bathroom has a free standing bath, wash basin, WC and pine flooring.

A wide tarmac driveway provides ample off road parking and leads to a large detached tandem garage of cavity construction (which has potential, subject to planning consent, for conversion into an annexe) with power and lighting.



Approximate Gross Internal Area :- 112 sq mt / 1204 sq ft  
Garage / Store Approximate Gross Internal Area :- 33 sq mt / 357 sq ft



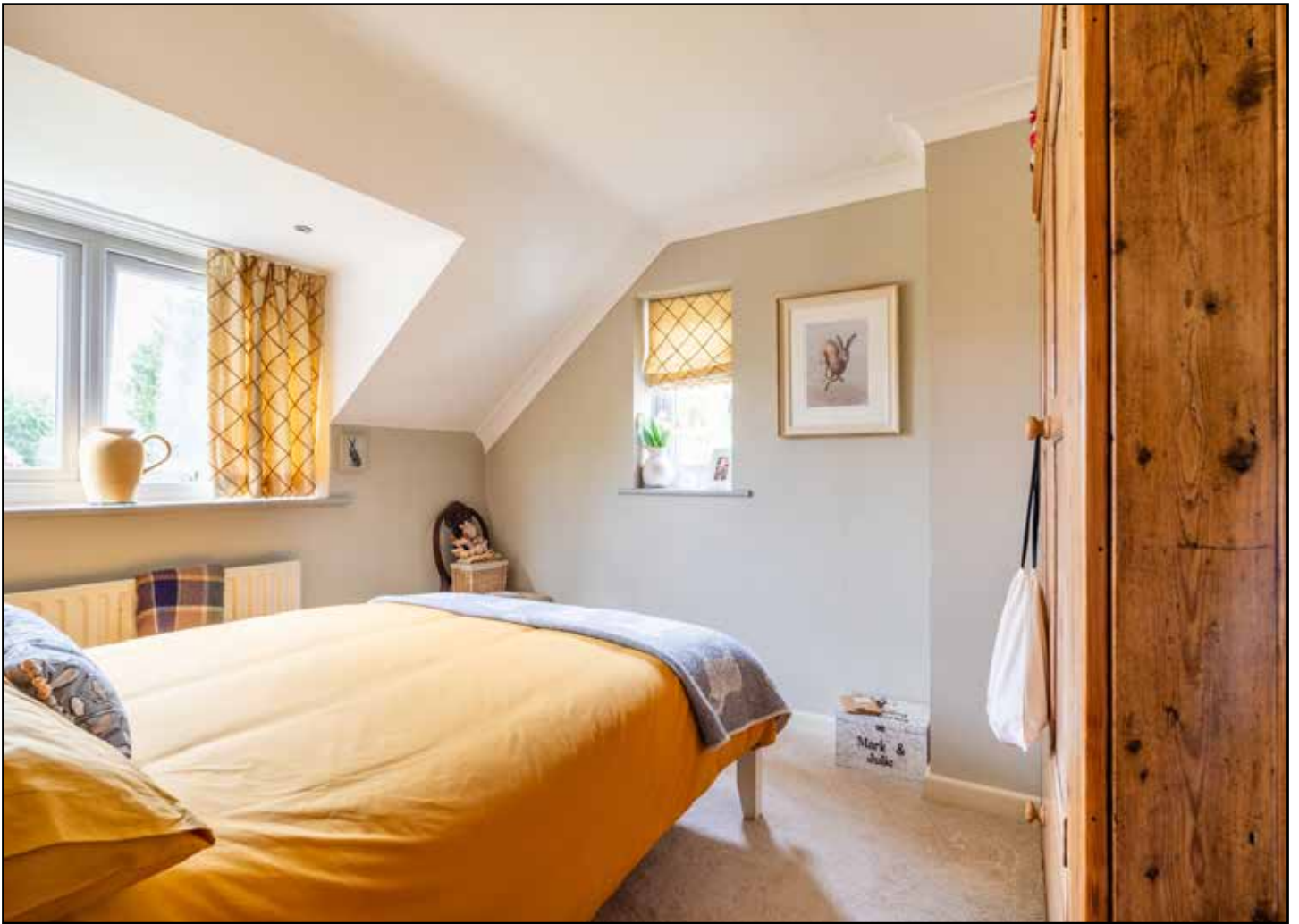
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The front garden is enclosed by post-and-rail fencing and has a flat lawn, crazy paved pathways, trees and shrubs including maple, holly and yew. There is a raised terrace with bench seating.

The rear garden extends to about 70ft in length and backs onto Walnut Tree Field on the banks of the River Stour.

The garden is flat, well maintained, and private. It features a pond with a pebble surround, and a wealth of planting including Japanese acer, liquid amber, horse chestnut, apple, laurel and magnolia. There is a large paved entertaining terrace across the rear of the house, a crazy paved terrace and a rose bed. There is also a small second garage with up-and-over door.







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

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 the Roundhouse roundabout at the junction of the A31 and the A350, proceed towards Blandford and into Sturminster Marshall. Take the second turning on the right into Newton Road. Proceed past Ball's Lane on the right, and turn left into Back Lane. Berryfields can be found on the left hand side.





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