



PLUM COTTAGE, 105A HIGH STREET, STURMINSTER MARSHALL, WIMBORNE, DORSET, BH21 4AT

PRICE GUIDE: £425,000-£435,000 FREEHOLD

## AN ATTRACTIVE, MODERN 3 BEDROOM SEMI-DETACHED COTTAGE WITH GARAGING AND OFF ROAD PARKING, SET BACK FROM THE HIGH STREET IN THE HEART OF THIS PICTURESQUE DORSET VILLAGE.

### SUMMARY:

One of a pair of two built in 1992, this pretty home benefits from a large ground floor bedroom with en suite bathroom, a dining room, a lounge/conservatory, a kitchen, 2 first floor bedrooms and a family bathroom. Outside there is a garage, a carport, ample off road parking and a spacious rear garden.

### AT A GLANCE

- Attractive modern cottage
- Ground floor en suite bedroom
- Dining room & lounge/conservatory
- First floor bathroom
- Ample parking, garage & carport





## DESCRIPTION:

A pretty gabled porch leads to a reception hall with a tiled floor and an under stairs cupboard.

To the right of the entrance hall is the principal bedroom, a spacious double room with 2 pairs of glazed doors to the rear garden, a chimney breast with a log burner, and an en suite bathroom

From the hall, a latched door leads to a dining room with glazed double doors to the lounge/conservatory. This attractive reception room features a green roof, providing warmth in winter and coolness in summer, and a tiled floor.

The lounge/conservatory features a brick plinth, a tiled floor, UPVC double glazed windows, double doors to the garden and a green roof, providing extra warmth in winter and coolness in summer.

The kitchen is accessed from both the hall and the lounge/conservatory, and features base and wall units, a ceramic sink, double oven, 4-ring gas hob, extractor fan, and space for dishwasher and washing machine.





Stairs from the hall lead to a first floor landing. Bedroom 2 is a dual aspect room with fitted wardrobes and storage, and bedroom 3 has a door to an airing cupboard. The family bathroom includes a shower over the bath.

From The High Street, a gravelled driveway leads to the pair of cottages. Directly opposite Plum Cottage is a garage (with power and lighting) with an adjacent carport and off road parking in front. The front garden is gravelled with inset flower beds, and there is an additional hardstanding to the side of the house, providing additional parking space, with a double water tap and double gates to the garden.

The rear garden has patios accessed from the principal bedroom and the lounge/conservatory, a deck with a pergola over, a lawn, a large timber shed (with power and lighting) and a summerhouse/workshop (with power and lighting.)

#### **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.

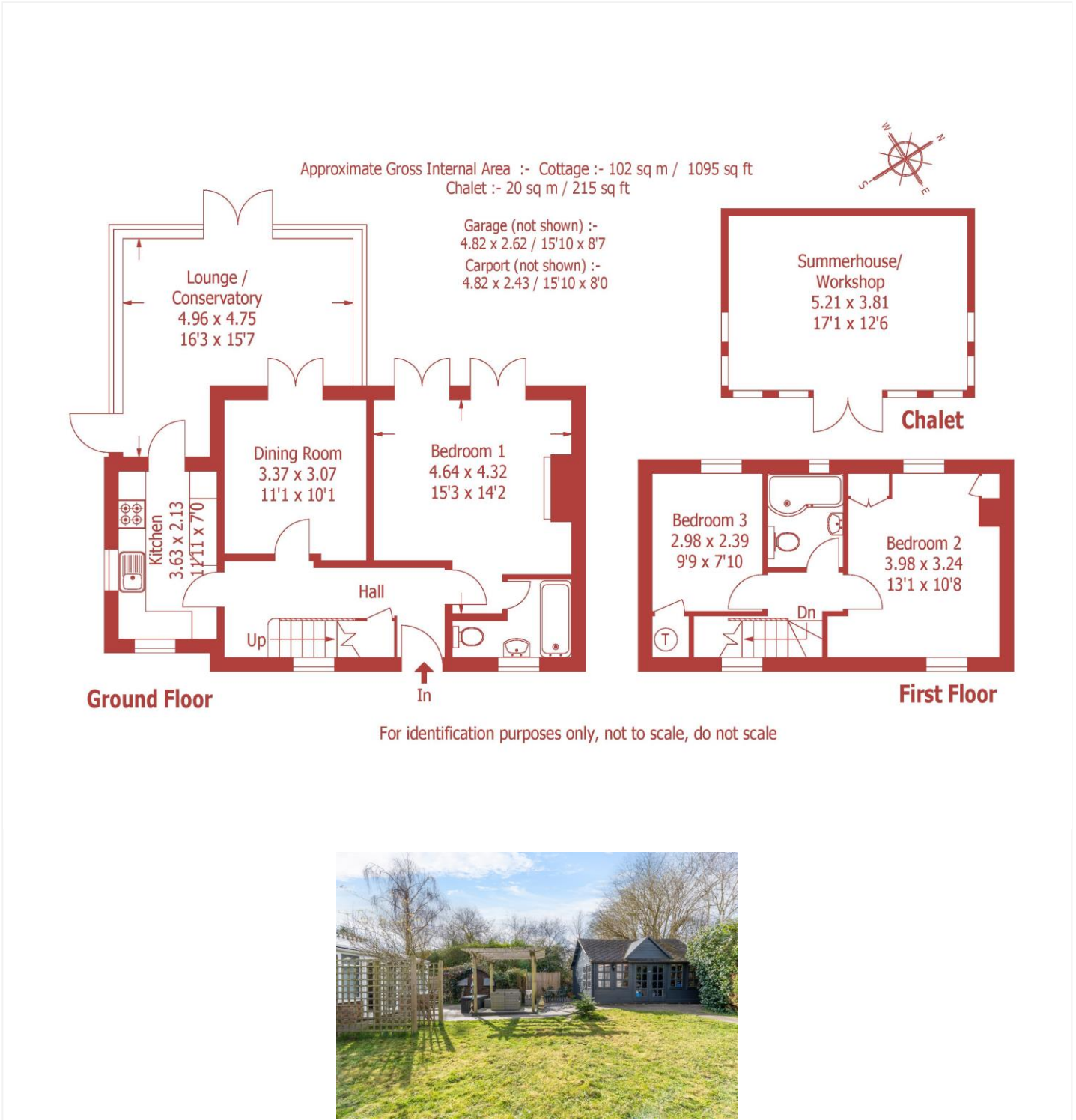
#### **COUNCIL TAX:**

Band E

#### **DIRECTIONS:**

From the Roundhouse roundabout at the junction of the A350 and the A31, proceed towards Blandford into Sturminster Marshall. Take the first turning on the right into Station Road. Continue ahead at the roundabout, into The High Street. Proceed past the right hand turnings to Sheriden Way and Elm Gardens, and the gravel driveway to the pair of cottages can be found on the left hand side, just beyond 2 thatched cottages.





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
	84
70	

Very energy efficient - lower running costs  
 A (95+)  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20)  
 Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

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