



25 CHURCHILL CLOSE, STURMINSTER MARSHALL, WIMBORNE, DORSET, BH21 4BQ
£375,000 FREEHOLD

A LINKED SEMI-DETACHED HOUSE WITH A LARGE, BEAUTIFULLY KEPT REAR GARDEN, A DELIGHTFUL OUTLOOK OVER AN OPEN GREEN TO THE FRONT, AND NO FORWARD CHAIN.

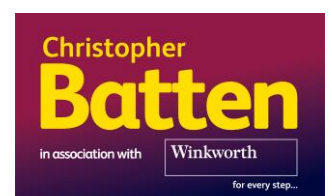
SUMMARY:

Situated in a central position in this popular village, the property has been occupied by our clients since it was built in 1950, and has been well maintained. It benefits from gas central heating, UPVC double glazing, an attached garage, conservatory and off road parking.

AT A GLANCE

- NO FORWARD CHAIN
- L-shaped living/dining room & refurbished conservatory
- 3 bedrooms & shower room
- Garage/workshop, parking and attractive garden
- Outlook over an open green to the front

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DESCRIPTION:

An enclosed entrance porch leads to a reception hall, off of which is an L-shaped living/dining room with fitted gas fire (with central heating back boiler.) A sliding door leads to a rear conservatory which was refurbished in 2022 to include electric sockets, electronic opening roof window and has a brick plinth, UPVC double glazed roof and windows, and a patio door giving a delightful outlook over the garden.

The kitchen would benefit from modernisation and has units, space and plumbing for washing machine/dishwasher, gas cooker point, built-in broom cupboard, and door to a covered side passageway (which has doors to the front, the rear and the garage/workshop.)

The first floor landing has an airing cupboard and a delightful outlook onto the green to the front. Bedroom 1 has fitted wardrobes, bedroom 2 has a built-in wardrobe, bedroom 3 has a built-in wardrobe with handrail and loft access and there is a shower room (with large shower, WC, wash basin and towel radiator.)



A driveway provides off road parking and leads to an attached garage with additional workshop (with up-and-over door, gardener's toilet, lighting and power points.)

The rear garden is nicely enclosed by hedges and has a patio area, a rose garden, a summerhouse, a greenhouse, a shed, a large lawn, flower and shrub beds, and apple and pear trees.

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 C

DIRECTIONS:

From Wimborne, proceed towards Blandford on the B3082, going through the avenue of trees beside Badbury Rings. Turn left, signposted to Sturminster Marshall, and follow the road to the end. Turn left into Mill Lane and proceed past White Mill and over the stone bridge. As you enter Sturminster Marshall, proceed around the first left hand bend into the High Street. Opposite the village school, turn right into Churchill Close. Take the next turning on the right, and the house can be found on the right hand side.





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 |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95+) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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