



## 16 Charborough Way, Sturminster Marshall, BH21 4DH

An excellently presented and spacious four double bedroom family home, situated in this sought after village and enjoying far reaching views over neighbouring farmland.

**EPC: TBC Council Tax Band: F Price: £585,000 Freehold**

 **4**  **3**  **2**





## Key Features

- FOUR BEDROOMS (TWO EN-SUITE)
- LARGE LOUNGE & DINING ROOM
- CONSERVATORY
- CONTEMPORARY KITCHEN
- UTILITY ROOM
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OWNERS SUITED
- SUNNY REAR GARDEN OVERLOOKING FARMLAND
- PRESENTED IN EXCELLENT DECORATIVE ORDER

## The Property

Situated in the popular village of Sturminster Marshall is this generous, modern detached family home. The property is located in a quiet residential location overlooking a green, and is within level walking distance of local amenities, including a convenience store, pharmacy, first school and excellent Public House. Good road links give easy access to the larger neighbouring towns of Wimborne, Poole and Blandford. This home has been excellently presented by the current owners and an internal viewing is highly recommended to fully appreciate the accommodation.

The covered entrance canopy leads to the reception hall, with tiled flooring and cloakroom, leading to a very good size lounge with conservatory and double doors opening to a large dining room. There is a contemporary fitted kitchen with integrated appliances, with space for a breakfast table and

chairs, leading to a utility room. A personal door from the hallway opens to the garage which was sub-divided by the previous occupiers and now provides an area used as a bar and the front of the garage remains providing storage. The staircase leads to an impressive galleried landing with both the first and second bedrooms enjoying en-suite facilities and far reaching views over neighbouring farmland. There are then two further double bedrooms and a family bathroom. Both the main bathroom and the en-suite bathroom to the main bedroom enjoy separate shower cubicles.

A block paved driveway provides off road parking and there is access all the way around the property leading to the very well maintained rear garden, with areas of patio, a pergola with seating area and a timber shed.

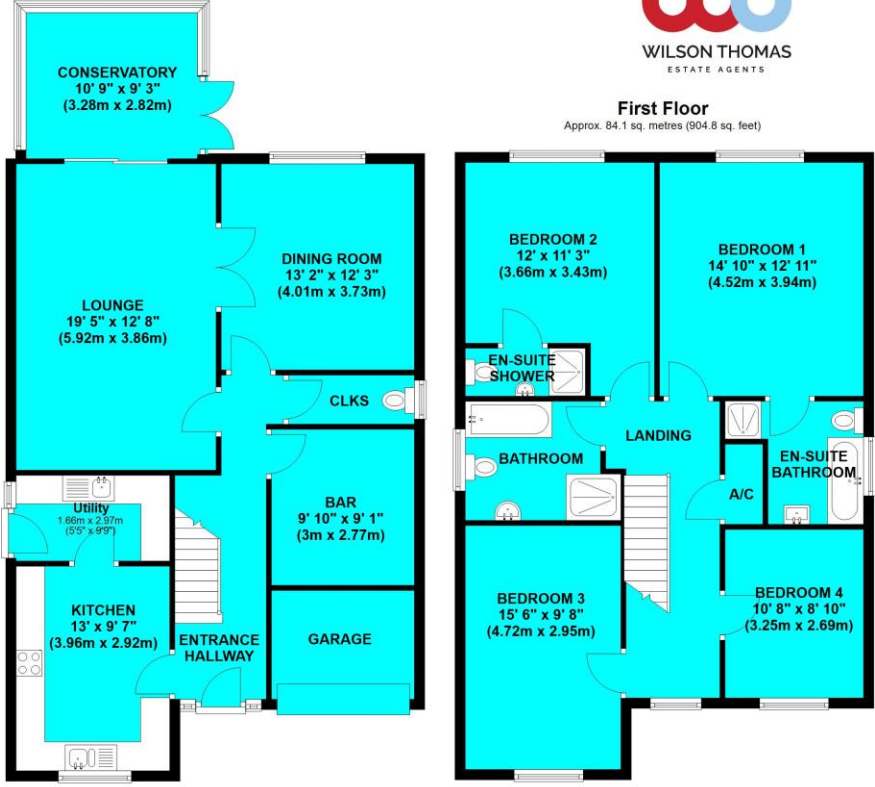
**Ground Floor**

Approx. 93.7 sq. metres (1008.6 sq. feet)



**First Floor**

Approx. 84.1 sq. metres (904.8 sq. feet)



Total area: approx. 177.8 sq. metres (1913.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
 Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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