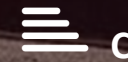




20 Henbury House Gardens

Sturminster Marshall, Wimborne, BH21 3TZ

Asking price £380,000



20 Henbury House Gardens
Sturminster Marshall, Wimborne,
BH21 3T7
BESPOKE HOME WITHIN HENBURY
HOUSE – A CLASSIC GEORGIAN ESTATE

This unique home is set within HENBURY HOUSE, a classic GEORGIAN HOUSE built in 1770, occupying PRIVATE ESTATE GROUNDS. The extensive grounds were sympathetically developed around 20 YEARS AGO, creating a select community within this stunning SEMI-RURAL LOCATION on the outskirts of WIMBORNE, DORSET. Offering excellent commuting access to BOURNEMOUTH, SOUTHAMPTON, and LONDON via the A31, this property offers the perfect blend of tranquil living and convenience

This exceptional home is approached via a private driveway nestling within a mews and benefits from private parking for 2 vehicles as well as ample visitor parking. The Henbury House Estate offers residents exclusive access to woodland and countryside walks in a semi rural environment which belies the developments close proximity to the local market town of Wimborne, Blandford, Poole and Broadstone. The A31 is within close proximity ensuring direct access to the aforementioned conurbations. The current owners have undergone a stunning modernisation project incorporating modern decor, floor coverings, bathrooms and a beautiful kitchen befitting this unique environment.

ENTRANCE HALLWAY

With smooth finish ceilings, hard tiled flooring, wall mounted alarm, smoke alarm, large built in storage cupboard housing pressurised hot water cylinder, double panelled radiator, wall mounted thermostat control.





CLOAKROOM

Large cloakroom with suite comprising, low level WC, pedestal wash hand basin with chrome accessories and tiled splash back, double panelled radiator, smooth finished ceiling, wall mounted up lighter, hard tiled floor, ample space for additional white goods, obscure glazed window to front aspect.

KITCHEN - 3.23m (10'7) x 2.79m (9'2)

Having a range of wall mounted units and base level units with stunning quartz surfaces over, inset white granite sink with mixer tap and drainer, integrated Liebherr fridge/ freezer, NEFF dishwasher with matching fascia panel, space for upright fridge freezer, built in NEFF electric oven with four ring gas hob above, and extractor hood over, Bosch integrated dishwasher, telephone connection point, panelled radiator, smooth finished ceiling, hard tiled flooring.

SITTING ROOM/ DINING AREA - 5.69m (18'8) x 4.52m (14'10)

The main feature of the sitting room is the wood burning stove with hand crafted pine mantle, strip pine flooring, double French doors giving access to the conservatory and rear gardens, wall mounted up lighters, telephone connection point, television connection point.

CONSERVATORY

Accessed from the sitting room, part brick built, part UPVC double glazed, access via double doors to rear garden with excellent ceiling and down blinds for privacy and heat retention.

FIRST FLOOR LANDING

Access to the loft space via hatch with ladder, smooth finish ceiling, smoke alarm, built in large airing cupboard providing ample shelving for linen and internal TV aerial with amplifier in storage cupboard.

BEDROOM 1 - 5.66m (18'7) x 3.23m (10'7)

Window to rear aspect, double panelled radiator, smooth finish ceiling, telephone connection point, television connection point, door leading through to:-

EN SUITE SHOWER ROOM



Area Map



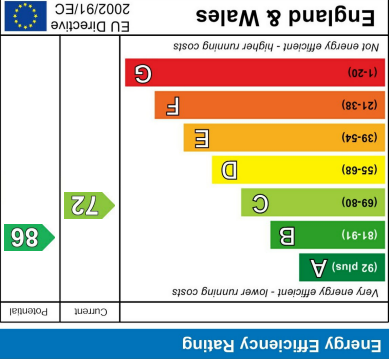
Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Total area: approx. 95.5 sq. metres (1027.6 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 or 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 Planlup.



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