



Christopher
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in association with

Winkworth

Bailie Lodge, 10 Station Road, Sturminster Marshall,
Wimborne, Dorset, BH21 4AW

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A highly individual 5 bedroom, 3 storey detached family home on a superb, south facing site of about a third of an acre backing onto farmland, including a 1100ft² steel-framed detached barn with garage/gym/entertainment space potential.

Although Edwardian in appearance, with red brick elevations, stone sills, a tiled roof and a timbered gabled entrance porch, the property was built to a high specification less than 15 years ago, and has recently undergone redecoration and some refurbishment.

PRICE GUIDE: £900,000 FREEHOLD

COUNCIL TAX: Band F

EPC RATING: Band C



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The property is connected to all mains services, with gas central heating (including under floor heating to the ground floor), UPVC double glazing and cavity wall insulation. Solar panels on the roof produce hot water, and solar panels on the barn roof generate up to 4kw of electricity and an allowance of about £2,000 per annum.

Bailie Lodge is in a convenient location at the centre of Sturminster Marshall, which offers a good range of amenities.

The inviting front porch leads to a marble tiled entrance hall with under stairs storage space and a ground floor cloakroom. Painted oak double doors lead into a spacious dual aspect living room with brick fireplace and wood burner. Further double doors connect with the impressive kitchen/dining room which includes oak work surfaces, contemporary high gloss units, an island with a wine rack, Rangemaster range cooker (with 5-burner hob, gas oven, electric oven and gas grill), extractor unit, integrated dishwasher, and plumbed-in Samsung American style fridge-freezer.



There is a separate utility room (with door to outside, oak worktop, shelves, wall mounted boiler, and space for washing machine,) and a spacious study, currently arranged as a ground floor bedroom, with bay window, shower unit and wash basin.

 2  6  3

From the kitchen/dining room, double doors lead to an attractive conservatory with a gabled glass roof, and bi-fold doors to the rear garden.

From the hall, an impressive painted pine staircase leads to a large, square landing with double airing cupboard (housing the pressurised hot water cylinder and solar gauge.)

On the first floor there are 3 spacious double bedrooms. Bedroom 1 is a dual aspect room with a superb view over the rear garden and farmland beyond, and a fully tiled en suite shower room. Bedroom 2 has a front aspect, and bedroom 3, has a superb garden and farmland outlook. There is also a fully tiled family bathroom.

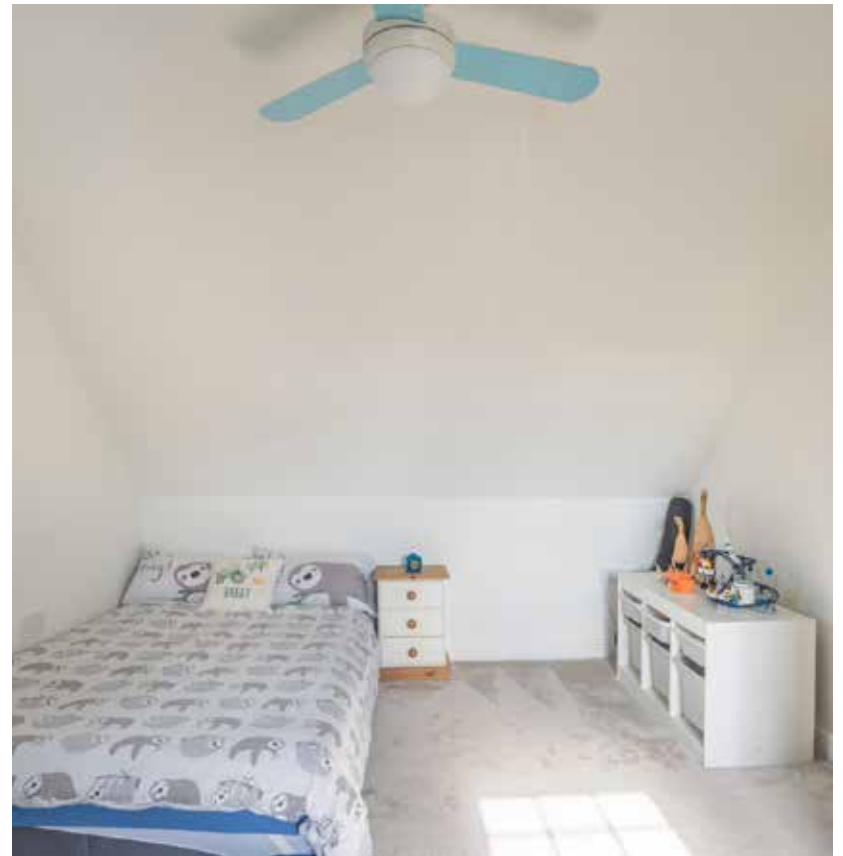
A straight staircase leads to the second floor landing. Bedrooms 4 and 5 are dual aspect double rooms with eaves storage space and superb views, and there is a fully tiled bathroom.

High brick piers lead to a large paved courtyard with space for numerous vehicles, enclosed by hedges and a low brick wall, featuring a range of established trees and shrubs. Substantial security gates lead to the rear garden, which is enclosed by fencing and hedges, and has a large lawn, palm trees and a timber summerhouse with a deck ideal as a barbecue area.











A stone driveway leads down to the large steel-framed agricultural barn which is insulated and plasterboarded and measures 39'5 x 28'2. It has electric roller doors to the front and rear, a resin floor and a section laid with gym flooring.

There is a second square lawn with a vegetable area, a greenhouse and a large timber workshop.

LOCATION: The village of Sturminster Marshall is about 4 miles west of Wimborne, offers a good range of amenities including a Co-op post office/shop, a pharmacy, a parish church, a golf course and 2 pub/restaurants. There is easy access to Wimborne Minster, Blandford Forum and Dorchester, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 30 minutes' drive.

DIRECTIONS: From Wimborne, proceed along Julians Road to the Lake Gates roundabout at the junction with the A31. Take the third exit towards Dorchester and continue to the Roundhouse roundabout at Sturminster Marshall. Take the third exit, signposted to Blandford, and take the first turning on the right into Station Road. The property can be found a short way along on the right hand side.







For identification purposes only, not to scale, do not scale

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