



Maggie's Cottage, 67 High Street  
Sturminster Marshall, Wimborne  
Dorset, BH21 4AT

A deceptively spacious, 4/5  
bedroom semi-detached cottage  
offering immense charm and  
character, in the heart of this  
picturesque village, about 4 miles  
west of Wimborne Minster.

PRICE GUIDE: £550,000  
FREEHOLD

Christopher  
**Batten**

in association with

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Believed to date back to 1697, Maggie's Cottage was formerly four, 1 bedroom cottages owned by the Church as almshouses, but are now two semi-detached cottages which are designated as significant interest to the village.

The cottage retains many original features including exposed timbers, beamed ceilings, inglenook fireplaces and latched style internal doors. It has been beautifully renovated and restored, and tastefully presented throughout providing a comfortable family home, in this popular village setting.

The property benefits from a gas fired central heating system, double glazing, modern fitted kitchen and laundry room, ground floor shower room, en suite shower room to 4 bedrooms, ample off road parking, and a private, semi-walled rear garden where there is a spacious garden studio and an ornamental fishpond.



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A gabled entrance porch leads through to the sitting room featuring an inglenook fireplace (with inset log burner), exposed beams and timbers, and opens through to the spacious dining room with glazed double doors to a spacious rear conservatory/lounge. This room has a delightful aspect, with a stone flagged floor, brick decorative fireplace, built-in bar, and French doors lead out to the rear garden.



The open plan kitchen comprises a range of Shaker style units, solid oak worktops, central island unit, space for an American style fridge/freezer and range cooker (both available by separate negotiation), wine chiller, microwave, and a stable door to a rear porch and the garden.

From the kitchen, a doorway leads into an inner hallway with a built-in cupboard, and a door to a study/bedroom 5 featuring an inglenook fireplace (presently capped off), deep alcove storage cupboard, and 2 window seats to the front elevation. There is also a ground floor shower room with a corner shower, WC, and wash basin.



Off the conservatory, there is a separate, recently fitted laundry room with appliance space and plumbing for washing machine and tumble dryer, space for freezer, sink, built-in broom cupboard, central lantern light, and French doors to the rear garden.

From the sitting room, an open plan staircase leads to the first floor where there is access to loft space (with retractable ladder, partially boarded and fitted light), and an airing cupboard containing a gas fired combination boiler.

The main bedroom has a range of Cupboard Love wardrobes, and an en suite shower room. Bedroom 2 also has Cupboard Love wardrobes, and en suite shower room. Bedrooms 3 and 4 have a window seat, fitted cupboard, and an en suite shower room.

The front of the property is block paved providing ample off road parking, and a side garden gate gives access to the rear of the property where there is an outside tap. The semi-walled rear garden has a large terrace, a spacious garden studio (with double glazing, lighting and an excellent range of newly fitted storage cupboards),





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timber garden shed, garden store, feature ornamental fishpond, and a seating area with a pergola.

**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.

**DIRECTIONS:** From Wimborne, proceed along Julians Road to the Lake Gates roundabout. Take the third exit, signposted to Blandford, and continue along this road, passing The Coventry Arms on the right hand side. At the Roundhouse roundabout, take the third exit, signposted to Blandford, and after a short distance, turn right into Station Road. Proceed straight ahead at the mini-roundabout which leads into High Street. Number 67 can be found a short way along on the left hand side.

**COUNCIL TAX:** Band D.

**EPC RATING:** Band C.







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