



Snow Drop Cottage

24 Henbury House Gardens, Sturminster Marshall, BH21 3TZ



A beautifully presented, characterful cottage style home with 3 bedrooms and 2 bath/shower rooms set in a small, semi-rural courtyard development on the outskirts of Wimborne.

- Entrance hall
- Sitting room with feature fire place
- Kitchen/dining with fitted appliances
- Ground floor wc
- 3 bedrooms
- En suite and family bathroom
- Secluded low maintenance gardens
- 2 allocated parking spaces – directly behind the property
- Gas central heating & water softener
- Chain free

ASKING PRICE:

£400,000 (Freehold)

EPC RATING:

Band - C







Description

Set within the exclusive courtyard development of Henbury House Gardens, Snowdrop Cottage is a beautifully presented cottage-style home enjoying an idyllic semi-rural setting within the historic grounds of Henbury House Manor. Combining the charm of countryside living with the convenience of excellent nearby amenities, this attractive home offers well-balanced accommodation, a secluded southerly-facing garden and allocated parking.

The accommodation begins with a welcoming entrance hall with stairs rising to the first-floor accommodation and access to the principal ground-floor rooms. Positioned along the rear of the property is the spacious sitting room, a particularly attractive living space featuring an exposed timber floor and a brick-built feature fireplace with inset wood-burning stove, creating a cosy focal point to the room. Double doors open directly onto the rear garden, allowing for an excellent connection between the indoor and outdoor space. A fitted cupboard discreetly houses the hot water cylinder.

To the front of the property, the kitchen/dining room is fitted with a comprehensive range of base and eye-level units together with a selection of integrated appliances including an oven, microwave oven, hob, fridge freezer and dishwasher, all finished with matching fascia units for a seamless appearance. The window enjoys an outlook over the attractive courtyard gardens to the front. Completing the ground floor is a cloakroom fitted with a WC and wash hand basin.



Upstairs, the first-floor landing provides access to three bedrooms and the family bathroom. Bedroom one benefits from a range of built-in wardrobes and enjoys an elevated outlook over the woodland beyond, creating a peaceful and private feel. This room is further complemented by a modern ensuite shower room fitted with a contemporary three-piece suite. Bedroom three is currently arranged as a study and fitted with an extensive range of built-in office furniture, offering an ideal space for home working.



The family bathroom is fitted with a bath with shower over, WC and wash hand basin.

Gardens & Grounds

Externally, the property continues to impress. To the front is a generous attached store cupboard housing the gas-fired boiler and providing useful additional storage. The rear garden enjoys a desirable southerly aspect and has been thoughtfully designed for ease of maintenance, incorporating decking and artificial lawn, creating an attractive and private outdoor entertaining space. Behind the property are two allocated parking spaces.

Henbury House Gardens is an attractive and highly regarded courtyard-style development set within the grounds of the historic Henbury House Manor, built circa 30 years ago. The development has been sympathetically designed to complement its rural surroundings whilst offering modern convenience and well-maintained communal areas. The peaceful setting, surrounded by mature woodland and countryside, creates a unique environment that is rarely available, appealing to those seeking a quieter lifestyle without feeling isolated.

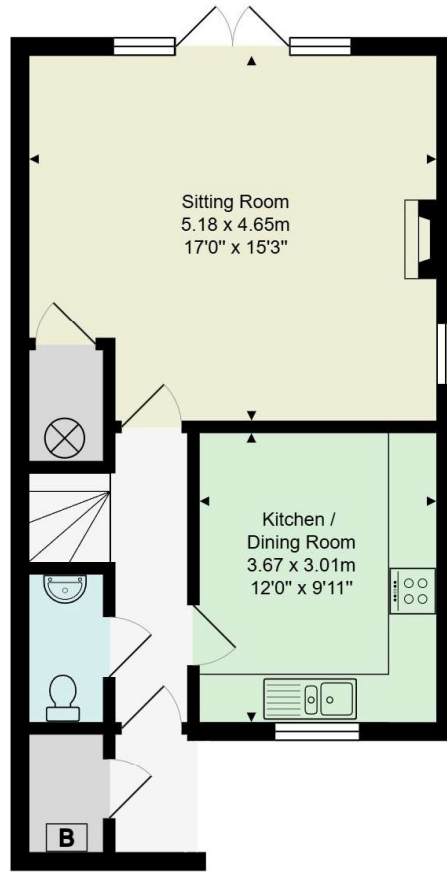
Local Area

The village of Sturminster Marshall is a charming Dorset village with a range of amenities. Also nearby is Wimborne town centre where you'll find an excellent, broader range of shops, cafes, restaurants and amenities. The area is well-served by local schools and enjoys convenient access to major routes, making it ideal for those commuting to Poole, Bournemouth or beyond.

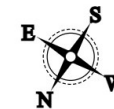
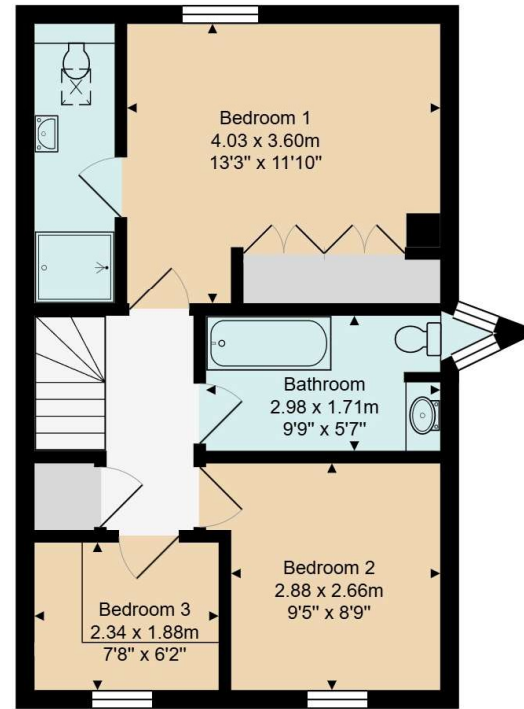
Additional Information

- Gas fired central heating
- Double glazed
- Chain free
- Council tax band: E
- Annual estate charge – £720

Ground Floor
Area: approx 47.3 m² ... 509 ft²



First Floor
Area: approx 44.0 m² ... 473 ft²



Total Area: approx 91.2 m² ... 982 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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