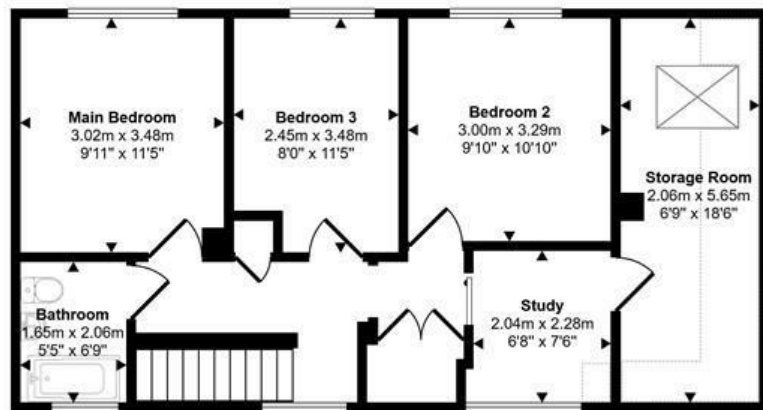




Approx Gross Internal Area  
149 sq m / 1602 sq ft



Ground Floor  
Approx 86 sq m / 928 sq ft



First Floor  
Approx 63 sq m / 673 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Phillips Road  
Sturminster Newton

Guide Price  
£375,000

Set within the sought-after village of Marnhull, this detached home offers well-balanced living accommodation with scope for updating and a generous garden, presenting an excellent opportunity to improve and personalise.

Arranged over two floors, the property provides a flexible layout suited to both everyday living and entertaining. The ground floor includes a well-proportioned sitting room with bay window, a separate dining room, and a conservatory overlooking the garden, offering additional reception space that can be enjoyed throughout the year. The kitchen is complemented by an adjoining utility room, adding practicality to the layout.

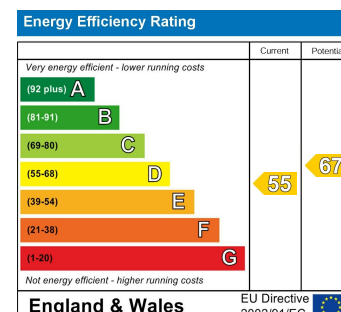
Upstairs, there are three bedrooms served by a family bathroom, along with the added benefit of a separate study and a useful storage room, providing flexibility for those working from home or in need of additional space.

A particular feature of the property is the generous and well-established garden, which is mainly laid to lawn with mature planting and offers a good degree of privacy, making it ideal for both relaxing and outdoor entertaining.

Further benefits include driveway parking, a garage and no onward chain, allowing for a straightforward purchase.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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## The Property

### Inside

#### Ground Floor

The front door opens into an inviting entrance hall with doors leading to the kitchen, sitting room and downstairs cloakroom, along with stairs rising to the first floor. The sitting room is well proportioned and features a bay window to the front, opening through to the dining room, which provides a separate reception space. The kitchen is fitted with a range of units and offers a good amount of work surface, along with a useful larder cupboard for additional storage, and leads through to the utility room. To the rear, the conservatory overlooks the garden and provides further reception space with access outside.

#### First Floor

The landing gives access to the three bedrooms and the family bathroom. There is also a separate

study, a useful storage room, and a good-sized built-in wardrobe providing further storage.

### Outside

#### Gardens

A particularly attractive feature of the property is the generous garden, which is mainly laid to lawn with mature planting and areas suitable for vegetable growing. Overall, it creates a private and well-established outdoor space that is not overlooked.

#### Parking and Garage

The property benefits from driveway parking and a single garage.

### Useful Information

Energy Efficiency Rating  
Council Tax Band D  
Upvc Double Glazing  
Oil Fired Central Heating  
Mains Drainage  
Agent Note: Underpinning was carried out to the North East section of the garage 30 years ago

No Onward Chain  
Freehold

### Location and Directions

Marnhull is a well-served and popular village with a strong sense of community, offering everyday amenities and surrounded by attractive countryside. Nearby towns provide further facilities, along with a mainline railway station.

Postcode DT10 1LF

### What3words

///leaky.saying.bulldozer

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.