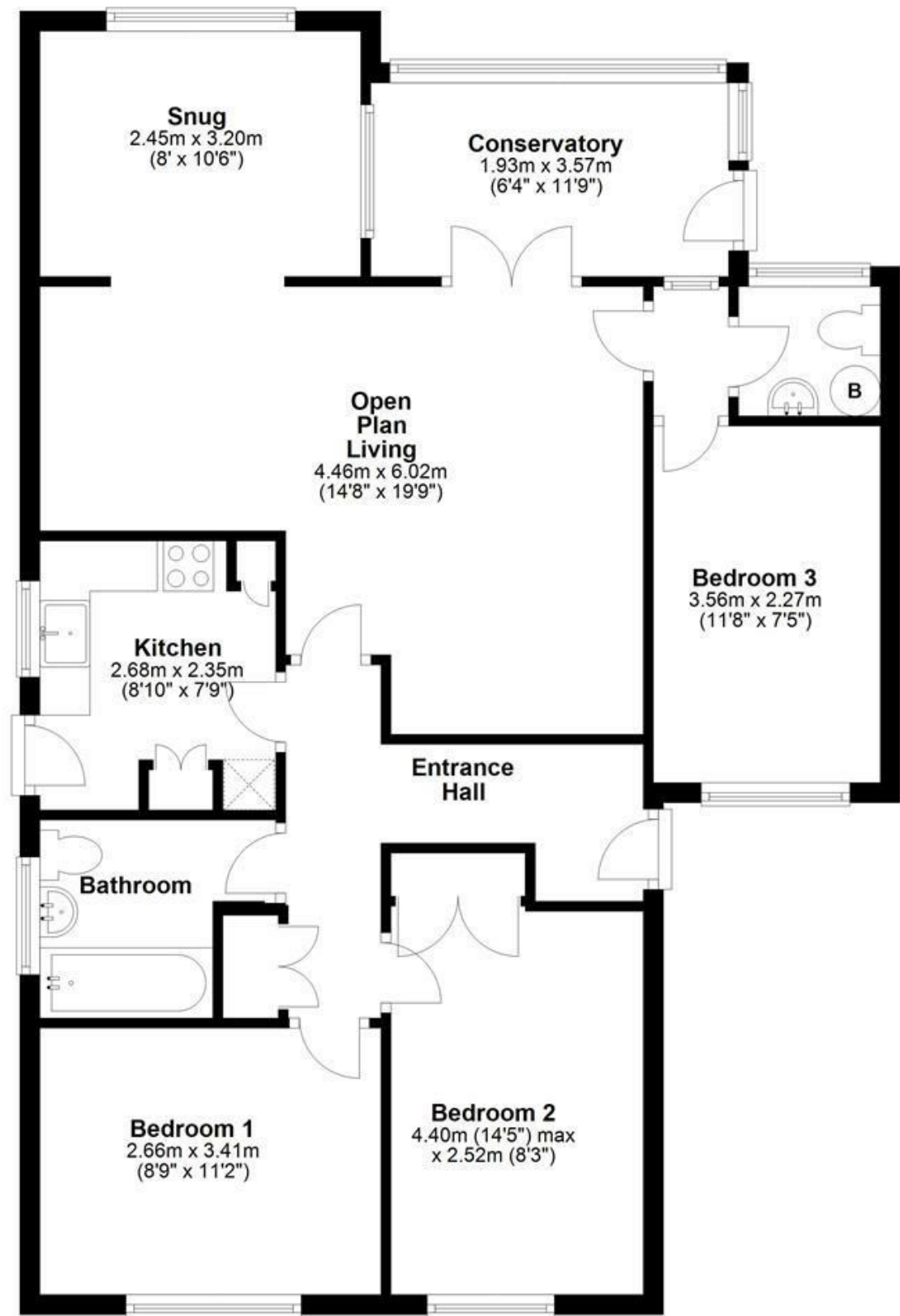


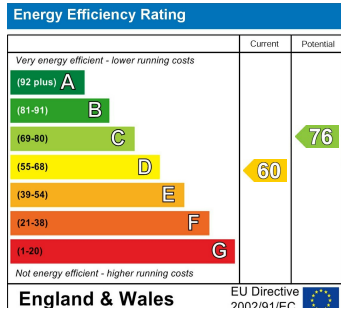
**Floor Plan**  
Approx. 87.9 sq. metres (945.6 sq. feet)



Total area: approx. 87.9 sq. metres (945.6 sq. feet)

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
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## Ashley Road Marnhull

Guide Price  
£315,000

Charming Detached Bungalow in the Heart of Marnhull – Spacious, Versatile & Full of Potential:-

Situated in a popular residential area of Marnhull, one of North Dorset's largest and best-served villages, this three double-bedroom detached bungalow offers a rare blend of immediate comfort and exciting potential. Just a short stroll from the village centre, with its doctors' surgery, churches, village hall and the welcoming British Legion—both providing lively venues for community events—this home is perfectly placed for enjoying all that village life has to offer.

Inside, the bungalow impresses with its large open-plan living space, ideal for both relaxing and entertaining. The flexible layout allows you to adapt it to your own needs, whether that's creating distinct zones or keeping the flow open and social. There's also a cosy snug area, perfect for reading, watching TV, or simply unwinding. The modern kitchen is well-equipped and opens to a covered rear area—a practical space for muddy boots, damp coats, and drying off pets or little ones after countryside walks. A conservatory adds a bright, tranquil spot overlooking the garden, perfect for morning coffee or peaceful afternoons. The home offers three generous double bedrooms, a family bathroom, and a separate cloakroom, all set on one level for ease of living. While the bungalow is well presented throughout, there's still scope to personalise and make it truly your own—whether through decorative touches, layout tweaks, or general improvements.

Outside, you'll find easy-care front and rear gardens offering plenty of space without the upkeep, plus parking for two to three cars on the driveway. With no onward chain, this home is ready for its next chapter.

Whether you're downsizing, relocating, or simply looking for a peaceful place with room to grow, this welcoming bungalow in a vibrant village setting could be just what you're looking for.

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### The Property

#### Accommodation

##### Inside

The front door is located to the side of the bungalow and opens into a good sized welcoming entrance hall with access to the loft space and to the airing cupboard, which houses the hot water cylinder. Doors lead off to the open plan living space, kitchen, bathroom and two bedrooms. The open plan living space provides a spacious area offering flexibility as to how you set out your furniture. There is plenty of room for settees and armchairs for relaxing and for a large dining table and chairs. The room is a great social space. There is an opening to the snug that can be tailored to your own particular needs. From the open plan space double paned glass doors leads off to the conservatory, which overlooks the rear garden and has a door opening to the side of the property, and a further door opens to an inner hall where there is access to the cloakroom, which houses the boiler and bedroom three which has a view down the drive.

The kitchen has a window to the side and door that opens to a covered area - ideal for wet coat, muddy boots and shoes or a place to dry off wet pets. The kitchen is fitted with a range of modern, soft closing units consisting of floor cupboards with corner carousel, separate drawer unit with deep pan and cutlery drawers and eye level units. You will find a good amount

of wood effect laminate work surfaces, (including a breakfast bar), with a tiled splash back and a stainless steel sink with a mixer tap. There is space for a slot in cooker and fridge/freezer plus plumbing for a washing machine. For practicality, the floor is laid in a vinyl.

There are two more double bedrooms - both with views over the front garden and the bathroom is fitted with a modern suite consisting of a bath, pedestal wash hand basin and WC. For practical reasons, the floor is laid in a vinyl.

##### Outside

##### Parking and Gardens

The property is approached from the road onto a tarmac drive with parking for two to three cars with the remainder of the frontage laid to gravel and planted with a variety of shrubs. There is a covered area for bin storage and sheds that are ideal for bike storage. A timber gate to the side of the bungalow allows access to the rear garden. This is mostly laid to lawn and edged by shrub and flower beds. There are two garden sheds and outside tap. The garden is fully enclosed and enjoys a sunny aspect.

##### Useful Information

Energy Efficiency Rating D  
Council Tax Band D  
uPVC Double Glazed Windows (nearly all)  
Gas Fired Central Heating (boiler is about 2

years old)  
Mains Drainage  
Freehold  
No Onward Chain

##### Location and Directions

Marnhull is approximately 3 miles to the north of the market town of Sturminster Newton and lies in the Blackmore Vale in an Area of Outstanding Natural Beauty. The village is one of the largest in Dorset with a population of about 2000. It has an active community with a variety of friendly and thriving clubs and societies. There is a post office, two general stores, hairdressers, chemist and doctors surgery. There are three churches, two public houses and a number of Bed & Breakfast places. Further facilities can be found at Shaftesbury and Gillingham which are approximately 6 miles away, with the latter benefiting from a mainline train station, serving London Waterloo and Exeter St David's..  
Postcode - DT10 1LQ  
What3words - ///pictures.dries.beats

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.