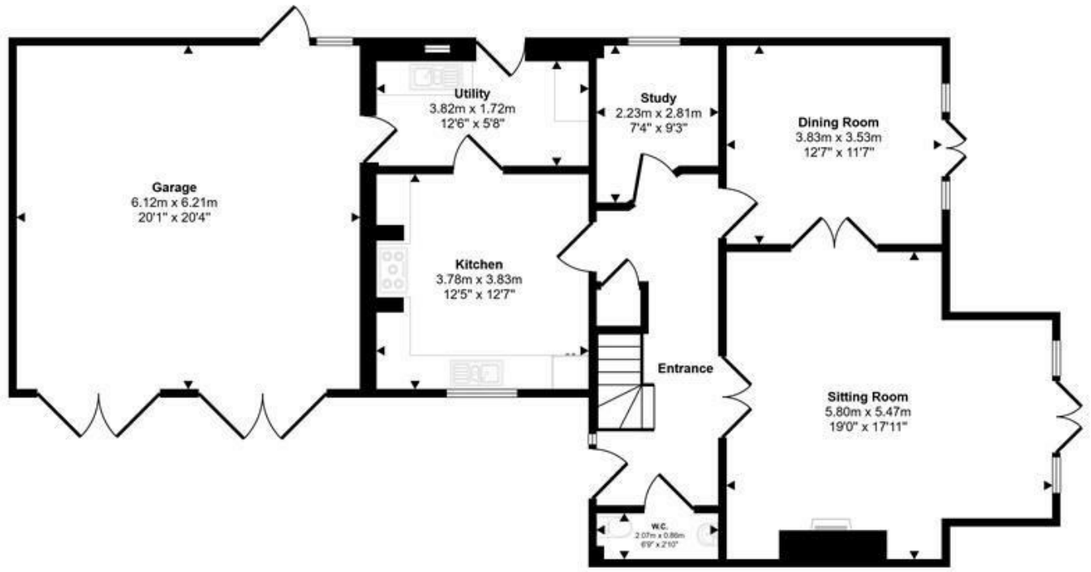
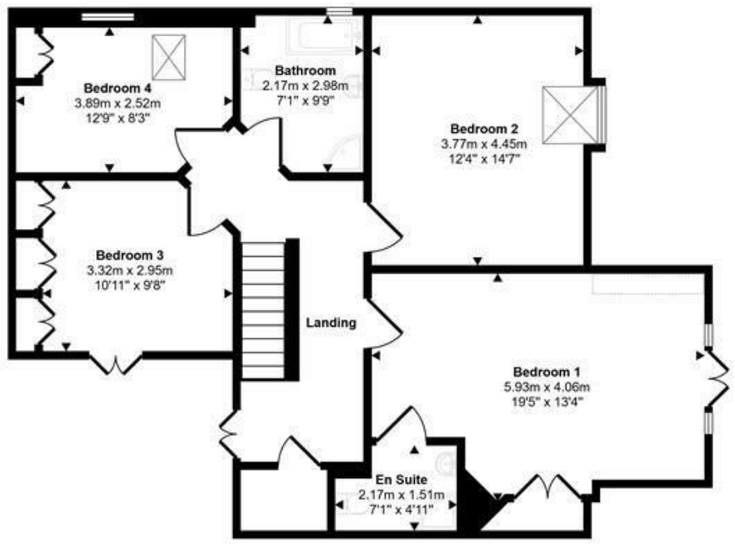
Approx Gross Internal Area
215 sq m / 2313 sq ft




Ground Floor
Approx 127 sq m / 1369 sq ft




First Floor
Approx 88 sq m / 944 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.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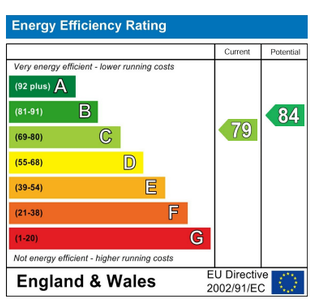



# Morton • New

selling and letting properties

## New Street
## Marnhull

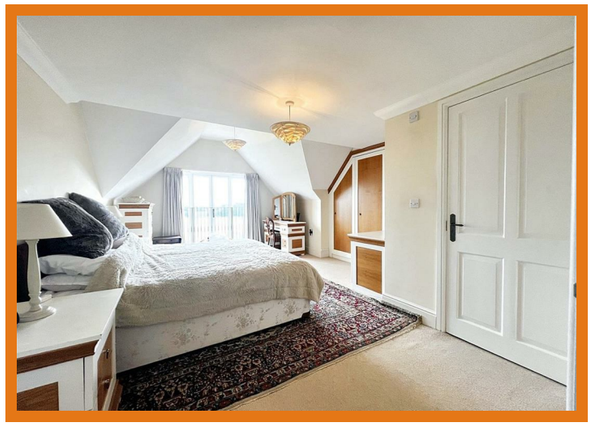
## Guide Price
## £575,000

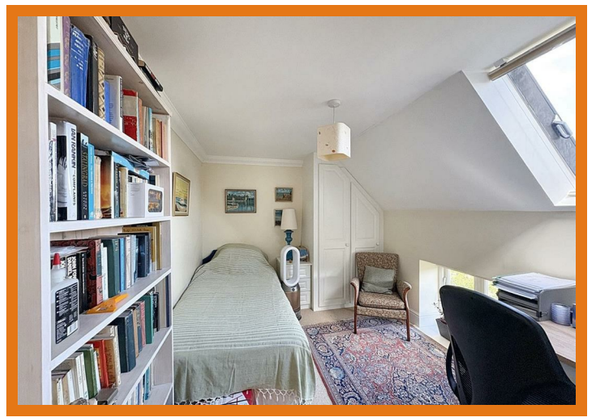
Set in a small, private cul-de-sac, just a short stroll to local facilities, this spacious and beautifully presented linked-detached home offers a rare opportunity to enjoy village life in style. Built around 20 years ago from Marnhull stone, the property extends to around 2,288 sq. ft./213 sq. m of space, providing a wonderful balance of generous proportions and thoughtful design. Whether you're looking for a family home with plenty of room to grow, or to downsize from a larger property without compromising on comfort, this house delivers both flexibility and lifestyle appeal.

From the moment you step inside, there's a welcoming sense of space. The large sitting room is perfect for cosy evenings, centred around a burner-style gas fire, while French doors open directly onto the garden — ideal for summer gatherings. The formal dining room also connects to the outside, with remote-controlled canopies making al fresco dining effortless whatever the weather. A dedicated study offers a quiet retreat for working from home, while the bright kitchen/breakfast room is ideal for casual meals. The cloakroom and utility room add practicality to the home. On the first floor, four double bedrooms provide space for family and guests with the main bedroom benefitting from an en-suite shower room, while the family bathroom serves the remaining rooms.

The south-facing garden is beautifully laid out for both relaxation and enjoyment. Paved patios are perfect for entertaining, a herb garden brings a touch of country charm, and established fruit trees add character and seasonal delights. Whether you're hosting friends, pottering in the garden, or simply soaking up the sunshine, this outside space is as versatile as it is inviting.

With no onward chain, and a layout that lends itself equally to family living or a comfortable downsize, this home offers the best of both worlds: space and low-maintenance living, and a lifestyle rooted in one of Dorset's most sought-after villages.





**The Property**

**Accommodation**

**Inside**
Ground Floor
The front door opens into a bright, spacious and inviting reception hall with stairs rising to the first floor, double paned glass doors opening to the sitting room and solid wood doors leading off to the kitchen/breakfast room, study and dining room as well as the cloakroom, which is fitted with a pedestal wash hand basin and WC. The generously sized sitting room has double doors with full height windows to either side that allow plenty of natural light into the room and open out to the paved sun terrace. There is ample room for settees and armchairs and the gas fired burner adds warmth and character. Double paned glass doors open into a well proportioned formal dining room, which also has double doors opening to another part of the sun terrace. Both these reception rooms benefit from remote controlled outdoor canopies. For those working from home, there is a study that would also make a great homework station.

You will also find a good sized kitchen/breakfast room that is fitted with a range of solid wood units consisting of floor cupboards with drawers, eye level cupboards and open shelves, as well as a spice rack. There is a generous amount of granite work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. One of the floor cupboards houses a water softener. You will find an integrated fridge/freezer and dishwasher plus the dual fuel range cooker is included in the sale. The floor is laid in a practical tile that flows into the utility room. This room has floor and eye level cupboards, work surfaces and a stainless steel sink and drainer. There is space and plumbing for a washing machine and tumble dryer. There is also the gas fired boiler. Doors open to the outside and into the double garage.

First Floor
Stairs rise to a bright galleried landing with a Juliette balcony to the front of the house and large airing cupboard housing the hot water cylinder. Solid wood doors lead off to the bedrooms and family bathroom. This is fitted with a modern and stylish suite consisting of a pedestal wash hand basin, WC, shower cubicle with main shower and a double ended bath with central mixer tap and pull out shower attachment.

In addition, there are four generously sized bedrooms, two are small doubles with built in wardrobes aand two large doubles, the principal benefitting from a Juliette balcony, built in wardrobes and drawers plus an en-suite shower room.

**Outside**
Parking and Double Garage
The property is approached from New Street onto a drive, laid to stone chippings that leads up to the double garage of the property. There is space for two cars in front of the garage. The double garage has two up and over doors, one is remote controlled, and is fitted with light and power plus rafter storage. A door opens into the utility room.

Garden
This lies to the rear of the house where there are two paved sun terraces, both with remote controlled canopies. The rest of the garden is laid to lawn and edged by borders that are planted with shrubs and flowers. You will also find a herb garden, bay tree and fruit trees that include apple, pear, plum and cherry. To one side of the house there is a useful storage area, whilst to the other side there is a path that leads under part of the first floor to a door that opens to the front - ideal for getting rid of garden rubbish. The garden is nicely proportioned with good privacy and enjoys a southerly aspect.

**Useful Information**

Energy Efficiency Rating C
Council Tax Band F
Sustainable Wood Framed Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
The owner of the property will be come a director of the Management Company for the upkeep of the communal space

**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, as well as two primary schools. 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. The property is ideally placed to take full advantage of the village's amenities with many only a short walk away.
Postcode - DT10 1PY
What3words - ///removes.built.cargo

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 firms employment has the authority to make or give any representation or warranty in respect of the property.