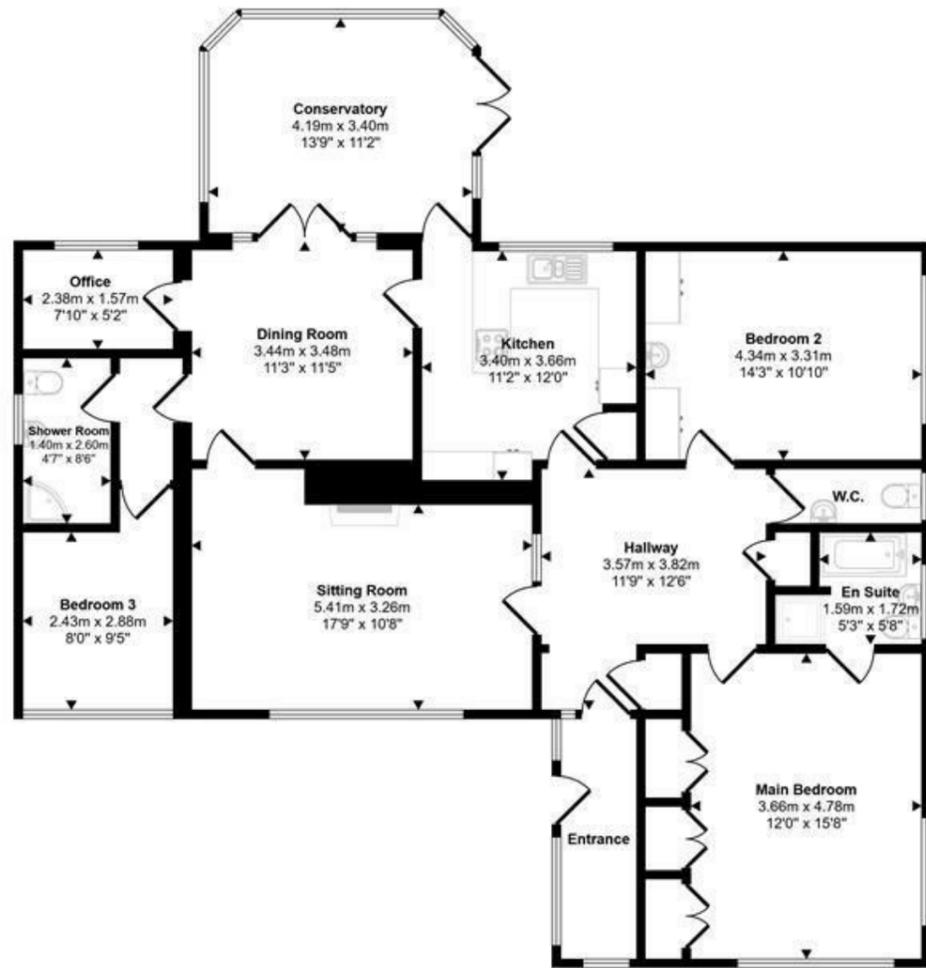
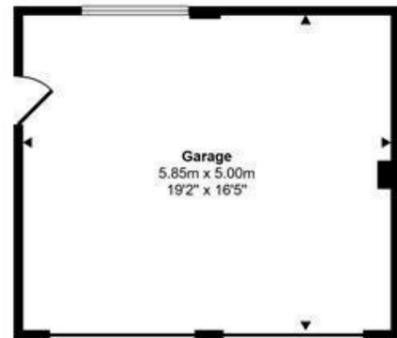




Approx Gross Internal Area
171 sq m / 1837 sq ft



Floorplan
Approx 141 sq m / 1522 sq ft



Garage
Approx 29 sq m / 315 sq ft

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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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selling and letting properties



Crown Road
Marnhull

Guide Price
£495,000

A well proportioned detached bungalow with three bedrooms and an excellent arrangement of reception space, set within a desirable and well regarded village location. The property provides spacious and versatile single-storey living, with a layout that is both practical and well balanced.

Having been a much enjoyed home for the vendors for over 25 years, the property has a comfortable and thoughtfully arranged interior with a natural flow between rooms. The combination of multiple reception areas creates flexibility for both everyday living and quieter spaces, while the addition of a conservatory enhances the overall feel of the home and creates a strong connection to the garden.

Positioned alongside the dining room, the kitchen creates a practical layout suited to both everyday use and entertaining, and is complemented by a separate office space, ideal for home working or hobbies. The property also benefits from an en-suite, a main bathroom and a further W.C.

Externally, the bungalow continues to impress with a mature and well tended garden enjoying a south-westerly orientation, providing a high degree of privacy along with a variety of established planting and features. Combined with ample driveway parking and a double garage, the property represents a well balanced home in a sought after village setting.



Accommodation

Inside

Ground Floor
 The accommodation is accessed via a useful entrance porch, leading into a central hallway which provides access to the principal rooms and creates a practical and well connected layout throughout.
 The sitting room is a comfortable and well proportioned space, featuring a fireplace as a focal point and offering ample room for furnishings, making it an ideal setting for both relaxation and entertaining.
 The kitchen is fitted in a traditional style with wooden units and laminate worktops, incorporating a hob with extractor over, eye-level oven and space for additional appliances. Positioned conveniently off the kitchen, the dining room provides a natural space for both everyday meals and more formal occasions, with a seamless flow through to the conservatory.
 Enjoying pleasant views over the garden, the conservatory is a light-filled addition that enhances the living space and provides a natural connection between the interior and exterior of the property.
 Further adding to the versatility of the home is a useful office, along with a separate W.C. and shower room, all of which contribute to the practicality of the layout.
 There are three bedrooms arranged across the property, including a spacious main bedroom

benefitting from built-in storage and en-suite facilities. The remaining bedrooms are well proportioned and offer flexibility for family, guests or additional workspace.
 There is also access to a loft space, providing useful storage and benefitting from a window.

Outside

Gardens
 The garden has been thoughtfully landscaped and is a particular feature of the property, offering a well established and attractive outdoor space. Predominantly laid to lawn with well stocked borders, the garden provides a variety of mature planting, creating colour and interest throughout the seasons.
 A patio area offers space for outdoor seating and dining, while the garden enjoys a pleasant aspect and a good level of natural light throughout the day. The overall plot offers a high degree of privacy and is fully enclosed, making it ideal for both relaxation and entertaining.
 Features include a summer house, greenhouse and a pond with protective railings, enhancing the garden's appeal.

Parking

The property benefits from ample driveway parking, together with a double garage providing further parking, storage and workspace.

Useful Information

Energy Efficiency Rating C
 Council Tax Band E

Gas Fired Central Heating
 Wholly Owned Solar Panels
 Upvc Double Glazing
 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, as well as two primary schools. Further facilities can be found at Shaftesbury and Gillingham which are approximately 6 miles away, with the latter benefitting from a mainline train station, serving London Waterloo and Exeter St David's.

Postcode DT10 1LN

What3words ///brothers.carriage.help

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.