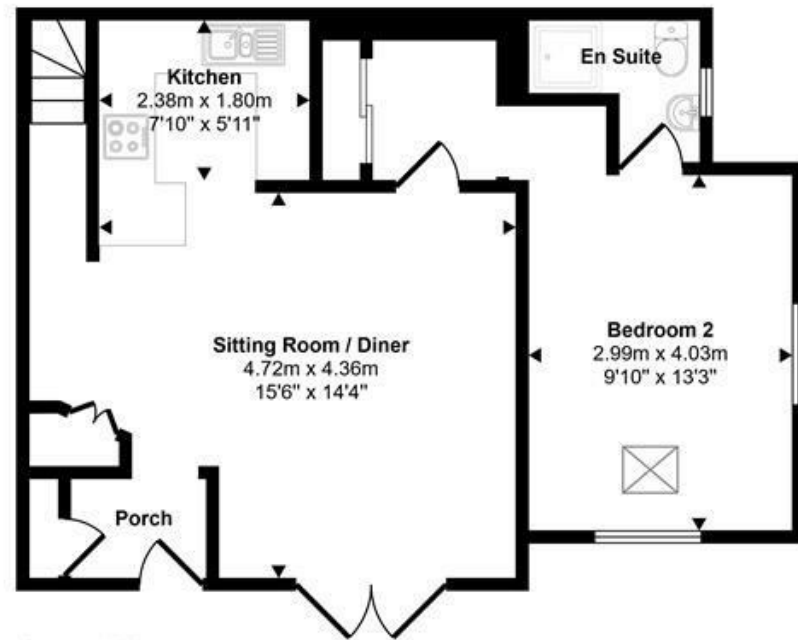
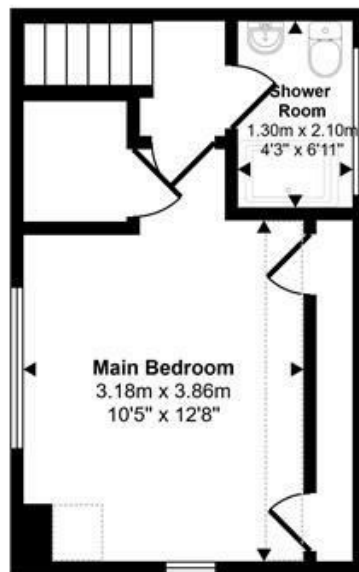


Approx Gross Internal Area  
74 sq m / 795 sq ft



Ground Floor  
Approx 51 sq m / 550 sq ft



First Floor  
Approx 23 sq m / 246 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.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Morton • New

selling and letting properties



Burton Street  
Sturminster Newton

Guide Price  
£350,000

A charming and well presented two bedroom end of terrace cottage situated in the popular North Dorset village of Marnhull, within easy reach of a good range of everyday amenities and the surrounding countryside.

Full of character throughout, the cottage benefits from slate flooring, exposed ceiling beams and skylights, creating a warm and inviting feel. On the ground floor there is a porch, an open plan sitting room/diner and kitchen with double doors to the garden, a double bedroom with en-suite shower room and plenty of storage throughout. The first floor is dedicated to the principal bedroom, a generous double with built-in wardrobe storage and further space in the eaves, served by a shower room.

Outside, the garden enjoys a south easterly aspect and offers a good degree of privacy, with a lawn, patio path and a number of mature trees, together with a garden shed. Off road parking is also available. A viewing is highly recommended to fully appreciate the charm and character this delightful cottage has to offer.



## The Property

### Inside

#### Ground Floor

A porch leads into the open plan sitting room/diner and kitchen, a wonderfully characterful space with slate flooring and exposed ceiling beams throughout. Double doors lead out to the rear garden. The kitchen area benefits from a skylight overhead and is fitted with a range of country-style floor and eye-level cupboards with oak worksurfaces, a built-in hob and oven and space for further appliances, together with a useful larder cupboard. The ground floor bedroom is a generous double with an outlook over the garden, benefitting from built-in wardrobe storage, a skylight and a modern en-suite shower room.

#### First Floor

The principal bedroom occupies the first floor in its entirety, a well proportioned double room benefitting from built-in wardrobe

storage and particularly useful further storage space in the eaves. A modern shower room serves this floor.

### Outside

#### Garden

The garden enjoys a south easterly aspect and offers a good degree of privacy, enclosed by a number of mature trees. There is a lawn and a patio path leading to the front door, together with a garden shed.

#### Parking

Off road parking is available.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band C  
Upvc Double Glazing  
Mains Drainage  
Gas Fired Central Heating;  
Combination Boiler  
Freehold  
Vendors will need to find onward purchase

### 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.

Postcode DT10 1PP

What3words  
///proofread.embellish.slurs

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