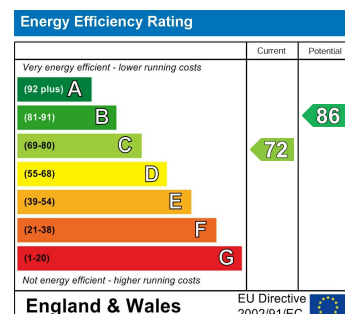


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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## Stoneylawn Marnhull

Offers In Excess Of  
£290,000

Welcome to this beautifully presented semi-detached family home, tucked away at the end of a quiet cul-de-sac on the edge of the popular and well-served Dorset village of Marnhull. Offering a wonderful balance of rural charm and modern comfort, this home is ideal for families looking for space, tranquillity, and community.

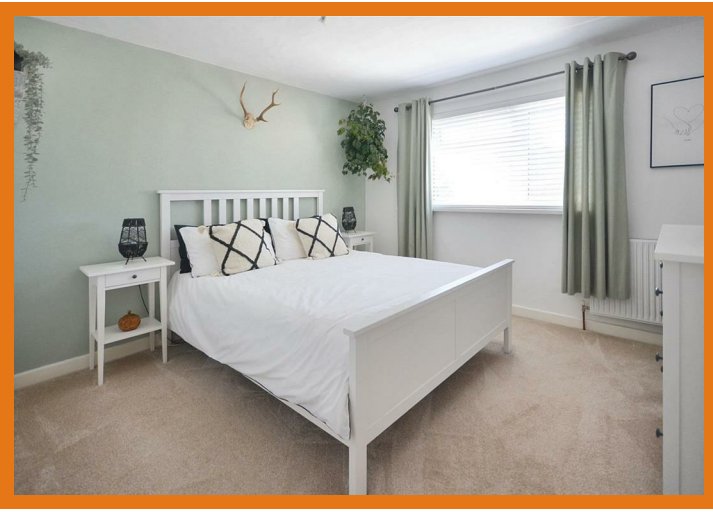
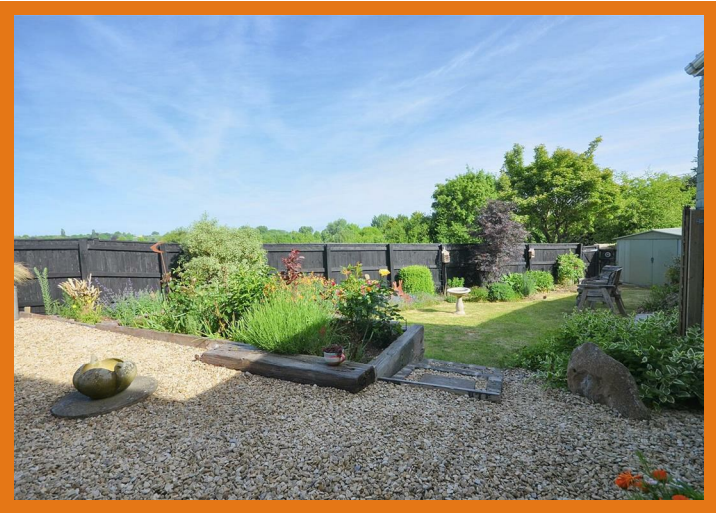
Step inside to discover a warm and inviting interior, lovingly maintained and full of character. The generous double-aspect sitting/dining room is a true heart-of-the-home space—bright and airy during the day, and cosy in the evenings thanks to a charming fireplace with a wood-burning stove. French doors open straight out to the garden, making it perfect for indoor-outdoor living.

The kitchen is a great family hub, fitted with stylish country-style units and with plenty of room for a breakfast table—perfect for busy mornings or weekend brunches. Upstairs, you'll find three well-proportioned bedrooms, including two comfortable doubles and a spacious single, ideal for children, guests, or a home office. A particular highlight is the stylish contemporary shower room, beautifully finished with quality fittings—offering a touch of luxury to the daily routine.

Outside, the home really shines. The attractive, good-sized garden is sunny and thoughtfully laid out—offering plenty of space for kids to play, summer barbecues, or simply relaxing in the fresh air. A private seating area to the side adds a peaceful retreat for parents. With parking for three cars, there's plenty of space for visiting friends and family too.

Set within a thriving village community with local shops, schools, and countryside walks all close by, this lovely home combines the best of rural living with family-friendly convenience.





### The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a welcoming reception area with an opening to the kitchen/breakfast room, stairs rising to the first floor and door to the sitting room. The floor is laid in an attractive wood effect Karndean, which continues into the kitchen and breakfast room.

The bright and spacious sitting room has an outlook to the front and double doors that open out to the rear garden. It benefits from a fireplace with Bath stone surround, slate hearth and wood burner that adds warmth and focus within the room.

From the breakfast area there are double doors that open out to a private seating area that is ideal for alfresco dining and entertain and opens into the kitchen area. This has a window overlooking the rear garden and countryside beyond. It is fitted with a range of modern rustic style kitchen units consisting of tall larder style cupboard with shelves and floor and eye level cupboards with counter lighting under. You will find a generous amount of wood effect work surfaces with tiled splash

back and a circular stainless steel sink and drainer with square neck mixer tap. There is space for an American style fridge/freezer and plumbing for a washing machine and dishwasher. In addition , there is space for a range style cooker with extractor hood over (available by separate negotiation).

##### First Floor

Stairs rise to the landing where there is access to the loft space and the airing cupboard housing the combination gas fired central heating boiler and natural wood panelled doors to all rooms. You will find three bedrooms, two are double sized with built in wardrobes plus a good sized single bedroom. Bedrooms one and three look out to the front with a partial rural view, whilst bedroom two overlooks the rear garden and takes in views towards Wincanton, Mere Downs and Duncliffe Woods.

The shower room also has lovely views from the rear. It is fitted with a contemporary suite consisting of large walk in tiled shower cubicle, vanity style wash hand basin with mono tap and mirror fronted bathroom cabinet over and low level WC with dual flush facility. For appearance and practicality there is wood effect Karndean flooring.

### Outside

#### Parking and Garden

The property is approached from the road onto a part gravelled and block paved drive with space to park three cars comfortably. A gate to the side of the house opens to the side garden, which is laid to Cotswold stone chipping and enjoys views over the countryside, there is also a storage container. The chippings continue to the rear of the house where steps lead down to the main body of the garden, which is laid to lawn and edged by beds planted with a variety of established shrubs and flowers. There is also a large metal shed. The garden is fully enclosed, boasting wonderful views and a private and sunny aspect.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
uPVC Double Glazing  
Gas Fired Central Heating from a Combination Boiler  
Mains Drainage  
Freehold

#### Directions

**From Sturminster Newton**  
Postcode - DT10 1HW  
What3words - rift.spud.pint

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.