



Total area: approx. 161.2 sq. metres (1734.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ham Meadow Marnhull

Offers In Excess Of
£490,000

*No onward chain *Welcome to this beautifully presented modern detached home, offering over 1,700 sq. ft. of thoughtfully designed accommodation. Perfectly suited for families, busy professionals, and those in their leisure years seeking to downsize without sacrificing space or comfort, this home blends style, practicality, and charm in equal measure.

The property features four good sized double bedrooms, including a main bedroom with an en-suite, and a family bathroom to accommodate all household needs. At the heart of the home is the well-equipped kitchen/breakfast room, perfect for meals with the family. A formal dining room provides a welcoming space for special occasions and entertaining friends, while the sitting room, complete with a feature fireplace, leads seamlessly into a bright conservatory, which overlooks the garden and is ideal for year-round relaxation or as a peaceful retreat.

Practicality is a key feature of this home, with a large utility/boot room that is essential for country living and a welcoming front porch for added convenience.

The outdoor space truly shines—a private, sunny, and well-proportioned L-shaped garden offers room for children to play, quiet afternoons soaking up the sun, or entertaining guests. With a garage and driveway, there's ample parking and storage, whether for a growing family or those looking to simplify life while keeping life's essentials close at hand.

Located in the desirable village of Marnhull, this property provides the perfect balance of rural charm and modern convenience. Local amenities, schools, and community facilities are all within walking distance, while the surrounding countryside offers opportunities for tranquil walks, bike rides, and exploring the outdoors.

Whether you're a family looking for room to grow, professionals seeking a peaceful yet accessible base, or someone looking to downsize without compromising on lifestyle, this home is ready to meet your needs.

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The Property

Accommodation

Inside

Ground Floor

The large front porch has plenty of room for coats, boots and shoes and even as a seating area with outlook over the front garden. A further door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting room, dining room, kitchen/breakfast room and the cloakroom, which is fitted with WC and wall mounted wash hand basin.

The spacious sitting room has plenty of space for settees and armchairs as well as a study area or reading spot. There is a fireplace with a wood burner and a sliding door opens into a bright, well proportioned conservatory with a view over the rear garden. The dining room looks out over the rear garden and has ample room for a large dining table and chairs as well as sideboards - a fabulous room for special occasions and entertaining friends.

The kitchen also has an outlook over the rear garden and has ample space for table and chairs. It is fitted with a range of modern Shaker style units consisting of floor cupboards with drawers, separate drawer unit with cutlery and pan drawers plus eye level cupboards. There is a generous amount of work surfaces with a laminated splash back and sink and drainer with a swan neck mixer tap. The dishwasher is integrated and there is a built in electric oven and ceramic hob with an extractor hood above. For practicality and appearance the floor is tile. A door from the kitchen opens to a large utility/boot room - great for muddy children and pets. It is fitted with floor and eye level cupboards, work surfaces and a sink. There is plumbing for a washing machine and space for other appliances. It also has a tiled floor and door to the garage.

First Floor

Stairs rise to a galleried landing with doors leading off to the bedrooms and bathroom. This is fitted with a suite consisting of bath with a mixer tap and mains shower over, vanity wash hand basin and WC. The floor is laid to vinyl. There are four double bedrooms, all with built in wardrobes and one is currently used as an office and fitted with shelves. Two of the bedrooms share a rear aspect with hill views in the distance and the main bedroom has the benefit of an en-suite shower room.

Outside

Garage and Parking

The property is approached from the road onto a tarmacadam drive with space for one car and leading to the garage. There is additional parking on the gravelled

area.

The garage is an extra large single garage with up and over door, power and lighting, benefitting from rafter storage and housing the gas fired central heating boiler.

Garden

From the drive there is a paved path leading to the front door. The remainder of the frontage is laid to lawn with shrub and flower beds and partly shielded from the road by a mature hedge. A gate to the side of the property opens to the rear garden. This is of a good size and L shaped, laid mostly to lawn and edged by shrub and flower beds. There is also a paved seating area to the back of the house, outside tap and large, useful timber storage shed. The garden enjoys a sunny aspect and a good degree of privacy.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Continue on this road which becomes Burton Street. Follow the road past the shops and the Blackmore Vale public house. Take a left turn into Ham Lane and the third turning right into Ham Meadows. Turn left and the property will be found a short distance on the right hand side. Postcode DT10 1LR



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.