

Total area: approx. 162.8 sq. metres (1752.4 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	74
EU Directive 2002/91/EC			

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Ham Meadow Marnhull

Guide Price
£675,000

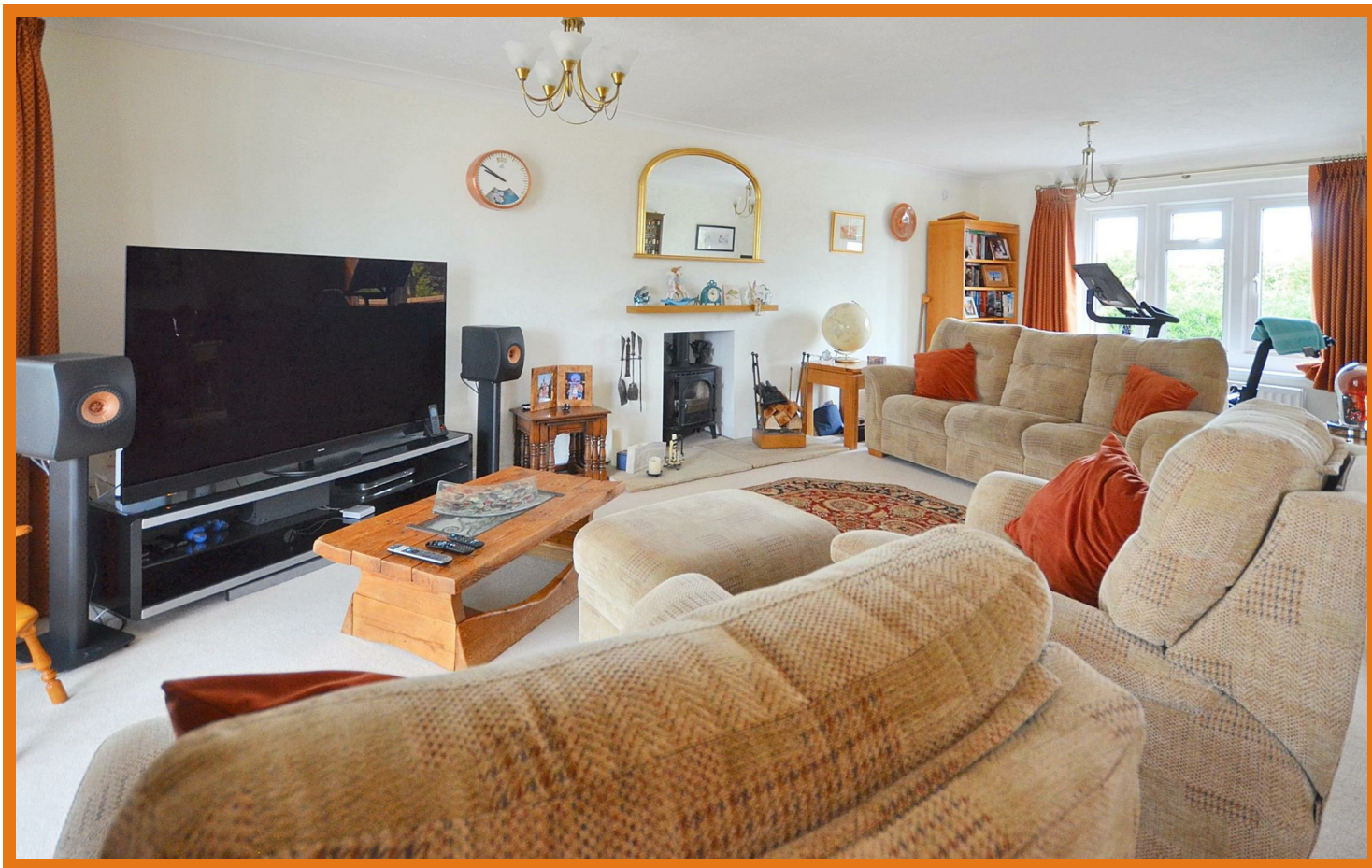
A Wonderful Family Home in the Heart of the Village:-

Situated in one of the village's most popular spots, this spacious detached family home has everything you need for easy day-to-day living — and all the extras that make life special. From the front door, you can stroll to the village shops, pub, doctors, and schools, or head in the other direction for countryside walks and weekend adventures.

Inside, there's room for everyone. The four generous bedrooms mean no one's fighting for space, and the principal bedroom comes with its own en-suite shower room for a little grown-up privacy. The family bathroom is fresh and stylish, perfect for the morning rush. Downstairs, the spacious sitting room with its fireplace and wood burner is the heart of the home — ideal for winter movie nights — and it opens into a formal dining area for Sunday roasts, and a patio doors leads to a sunny conservatory overlooking the garden. The modern kitchen has a handy breakfast bar where children can do homework while dinner's cooking, plus a utility room and WC to keep the everyday chaos neatly out of sight.

The southerly-facing rear garden is a real highlight — plenty of lawn for games of tag, space for a veggie patch, and even a rear gate leading straight onto the bridle path for dog walks or bike rides. Practicality meets sustainability here too, with solar panels to help reduce energy bills and an EV charging point for greener motoring. There's parking for up to five cars plus a garage, and a charming summerhouse that could be a brilliant home office, craft room, or play den. Upstairs, you'll also find lovely views that remind you just how special the setting is.

This is more than a house — it's a place to grow, play, and make memories.



The Property

Accommodation

Inside

Ground Floor

The property is approached from the drive to double doors that open into a useful porch with a door that opens into the reception hall. There is ample room for boots, shoes and coats. The welcoming reception hall has stairs rising to the first floor and doors leading off to the sitting room, dining area, kitchen/breakfast room and to the cloakroom, which is fitted with a modern vanity wash hand basin and a WC. The spacious sitting room overlooks the front garden and has a fireplace with a wood burner that adds warmth and character to the room. A sliding door opens to the conservatory, which overlooks the rear garden and an opening leads into the well proportioned dining area. Here, there is ample room for a large dining table and chairs. and for appearance and practicality, you will find wood effect flooring.

The kitchen has recently been updated and is fitted with a range of soft closing, Shaker style units consisting of floor cupboards with corner carousel, separate drawer unit with deep pan drawers and cutlery tray plus a further set of drawers, tall larder cupboard and eye level cupboards with counter lighting beneath. You will find a generous amount of granite work surfaces with a matching upstand and window sill as well as an inset one and half bowl stainless steel sink with a swan neck mixer tap. There is plumbing for a dishwasher and the electric tandem ovens are built in (one is a pyrolytic self cleaning oven). You will also find an induction hob with an extractor hood above. The breakfast bar has a granite top and enough space for casual meals. For practicality, there is wood effect flooring, which continues into the utility room. The utility room is fitted with the same units as the kitchen and has tall pull out larder cupboards that provide housing for an American style fridge/freezer. There is access to the garage and the rear porch, which provides a useful drying off area for wet children and pets.

First Floor

Stairs rise to a galleried landing where there is access to the loft space, airing cupboard that houses the hot water cylinder and doors that lead to the bedrooms and family bathroom. You will find four generously sized bedrooms - three are double sized with two of them benefitting from fitted wardrobes and the main with an en-suite shower room that is fitted with a contemporary suite. The fourth bedroom is a very well proportioned single bedroom.

The bathroom has a stylish contemporary suite consisting of a combination WC with concealed cistern and vanity wash hand basin plus a bath with mains shower above and part laminate panelled walls. For practicality there is wood effect vinyl flooring.

Outside

Garage and Parking

The property is approached from the road onto a generously sized tarmacadam drive providing parking for about five cars or for a caravan, motor home or boat. The single garage has an up and over door and is fitted with power and lighting and houses the gas fired central heating boiler

Garden

The rear garden is of a very good size, primarily laid to lawn, which is interspersed with trees and a paved sun terrace to the back of the house - this is currently fenced off from the main lawn but the fence could easily be removed. A path leads down the garden to an enclosed area where there is a timber shed and plenty of space for a children's play area, and gates lead out to a bridle path and the fields. There are sections that are fenced off for a vegetable patches and numerous sheds plus a large timber summerhouse (3.66 m x 5.28 m/12' x 17'4", which has light and power and would make a great work from home space, games or hobbies room. There is also an electric supply at the bottom of the garden. The garden is fully enclosed and enjoys a southerly aspect.

Useful Information

Energy Efficiency Rating C

Council Tax Band F

uPVC Double Glazing

Gas Fired Central Heating

Mains Drainage

Freehold

Wholly Owned Solar Panels that reduce energy bills - there is a battery storage system in the garage for storing surplus energy before feeding any further surplus off to the National Grid. EV charging point.

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 1LR What3words - ///charted.using.applauded



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