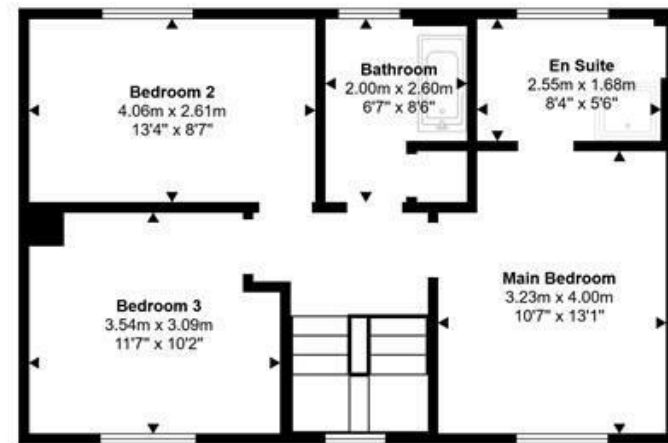
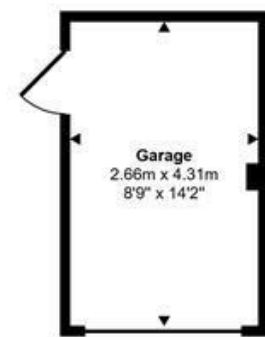




Ground Floor  
Approx 52 sq m / 565 sq ft



First Floor  
Approx 53 sq m / 566 sq ft



Garage  
Approx 11 sq m / 124 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

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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		79	
EU Directive		2002/91/EC	



New Street  
Marnhull

Guide Price  
£525,000

A stunning three bedroom detached new build home, situated in the popular and sought after Dorset village of Marnhull. A blank canvas throughout, the property presents a wonderful opportunity to put your own stamp on a brand new home, with the ability to select your own kitchen and bathroom designs and fittings to create spaces that truly reflect your style and taste. By completion, the property will be the finished product and will be ready to move straight into.

The accommodation extends to approximately 1,130 square feet across two floors, with a generous sitting room with wood burning stove and double doors opening onto the garden, a spacious open plan kitchen and dining room and a useful utility room on the ground floor. To the first floor, three well proportioned bedrooms are found, with the principal bedroom benefiting from an en suite shower room and the remaining two bedrooms served by the family bathroom. The property benefits from an air source heat pump and an EV car charging point and is offered for sale with no onward chain.

Outside, an enclosed garden wraps around the property with a wall border, laid to lawn with a patio area and double doors leading directly from the sitting room outside. A garage with a pedestrian door into the garden and a separate parking space for one vehicle complete the outdoor space.



## The Property

### Inside

#### Ground Floor

An entrance hall leads through to the principal rooms. The sitting room is a generous and impressive reception space with a wood burning stove as its focal point, with double doors opening directly onto the garden. The open plan kitchen and dining room is a wonderful and sociable everyday space, ready for the new owner to personalise with a bespoke kitchen design and fittings of their choice. A useful utility room completes the ground floor accommodation.

#### First Floor

Stairs rise to the landing where three well proportioned bedrooms are found. The principal bedroom benefits from an en suite shower room, with the remaining two bedrooms served by the family bathroom, both of which can also be personalised with bespoke fittings of the buyer's choice.

### Outside

#### Garden

An enclosed garden wraps around the property with an attractive wall border, laid to lawn with a patio area and double doors leading directly from the sitting room outside. A pedestrian door from the garage also provides convenient access into the garden.

#### Garage & Parking

A single garage sits within the plot alongside a separate parking space for one vehicle, with an EV car charging point also included.

### Useful Information

Energy Efficiency Rating Tbc  
 Council Tax Band Tbc  
 Air Source Heat Pump  
 Mains Drainage  
 Upvc Double Glazing  
 EV Charging Point  
 10 year New Build Warranty  
 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 benefiting from a mainline train station, serving London Waterloo and Exeter St David's.

Postcode DT10 1NP

What3words  
 ///graceful.revisits.absorbing

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