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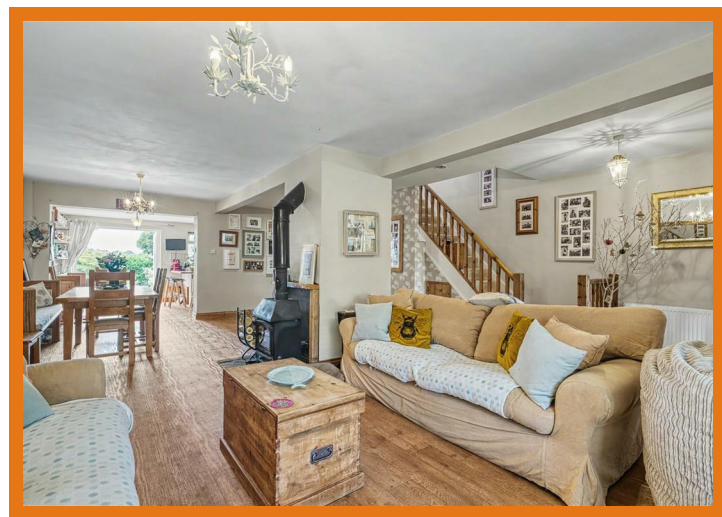
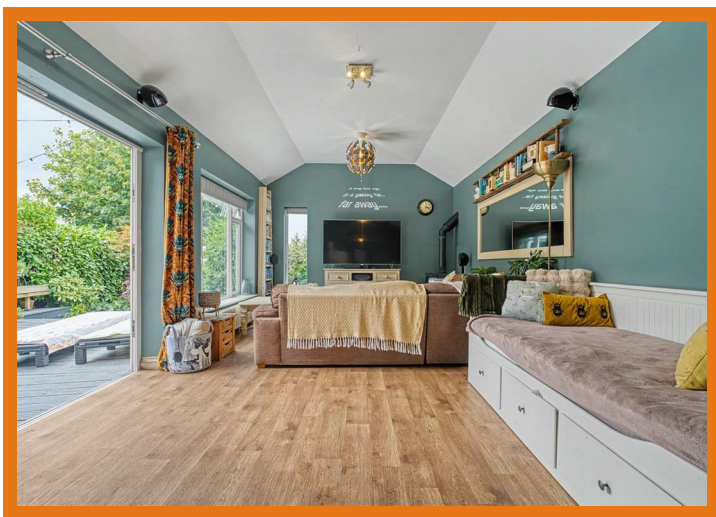
Guide Price  
£550,000

A beautifully presented and thoughtfully designed four bedroom detached house situated in the popular North Dorset village of Marnhull, within easy reach of everyday amenities and the surrounding countryside. An early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Having been lovingly improved and extended over many years of ownership, the property offers generous and versatile accommodation across two floors. The ground floor is particularly impressive, with an open plan kitchen, dining and sitting room at its heart, the sitting room area featuring a woodburner and double doors to the garden. A further separate sitting room, also with a woodburner and double doors to the garden, offers excellent flexibility and, together with the downstairs shower room, lends itself to annexe potential if required. There are four double bedrooms on the first floor, the principal being a particularly generous room with built-in wardrobes and an en-suite shower room, together with a family bathroom.

Outside, the garden is enclosed and completely private, arranged over different levels with decking, a patio seating area, a lawn and mature shrubs. The decking is a wonderful entertaining space, complete with a bar, and a garden shed is also found within the plot. Driveway parking for three cars is available.

| 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                             | EU Directive 2002/91/EC |           |



## The Property

### Inside Ground Floor

A front porch leads directly into the open plan kitchen, dining and sitting room, a wonderfully generous and sociable space that flows beautifully throughout. The kitchen area is fitted with a range of shaker floor and eye-level cupboards with wooden worksurfaces, a tiled floor, built-in appliances and a breakfast bar, with double doors leading out to the garden. Featuring a woodburner with back boiler, the sitting room area of the open plan space is a warm and inviting place to relax. The separate sitting room is a further generous and characterful space with its own woodburner and double doors leading directly out to the garden. A useful utility room, a downstairs shower room and a lean to storage area at the back door complete the accommodation on this level.

### First Floor

Stairs rise to the landing with doors leading off to all four bedrooms and the family bathroom. The principal bedroom is a particularly generous double with built-in wardrobe space and its own en-suite

shower room. Bedrooms two, three and four are all well proportioned doubles. The family bathroom serves the remaining bedrooms.

### Outside Garden

Fully enclosed and completely private, the garden has been thoughtfully arranged over different levels, creating a wonderful variety of outdoor spaces to enjoy. Decking sits to the rear of the property with a bar and steps leading down to a further patio seating area and a well maintained lawn bordered by mature shrubs. A garden shed provides useful additional storage.

### Parking

A driveway provides parking for three cars, with plenty of on street parking also available nearby.

### Useful Information

Energy Efficiency Rating Tbc  
Council Tax Band D  
Gas Fired Central Heating  
Upvc Double Glazing  
Woodburner with Back Boiler  
Mains Drainage  
Freehold  
Vendors will need to find 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 1LQ

What3words ///calm.simmer.grudges

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