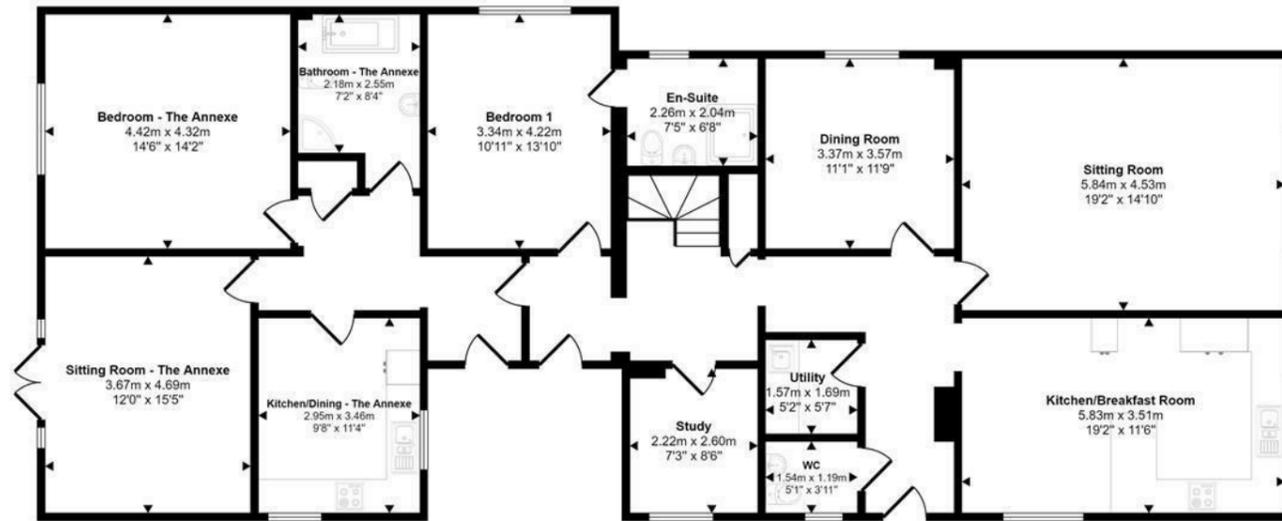
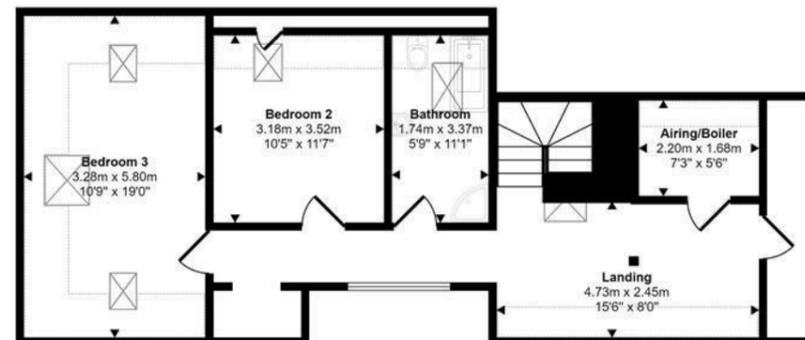


Approx Gross Internal Area
252 sq m / 2710 sq ft



Ground Floor
Approx 182 sq m / 1957 sq ft



First Floor
Approx 70 sq m / 752 sq ft

Denotes head height below 1.5m

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.



Crown Road Marnhull

Guide Price
£650,000

Don't be fooled by the façade of this property - it is not a bungalow but a contemporary and stylish home arranged over two floors with a single storey, self contained, attached one bedroom annexe to the rear.

The main residence boasts three generously sized double bedrooms, principal bedroom with the advantage of an en-suite shower room and three good sized reception rooms, which offer flexibility as to their usage. This fabulous property is situated on the edge of the popular and well served village of Marnhull, within striking distance of one of the two village pubs and just a short walk to one of the two the primary schools. The village also benefits from two shops with post office that cater for everyday essentials, doctors' surgery with pharmacy, churches and village hall with recreational grounds that host many events.

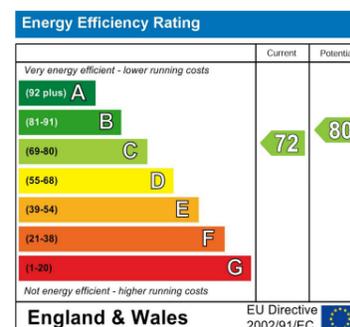
The property has recently been re-configured and extended to provide spacious accommodation that satisfies and meets today's needs and trends. With around 2710 sq. ft (252 sq. m) of internal space, there is plenty of room for an existing or growing family plus there is the potential for further development on the first floor. The sizeable annexe is perfect for accommodation a dependent relative, who needs bit of extra support now and then or for young adult not yet ready to fly or one returning to the nest or even generating rental income through Airbnb or holiday lets. Outside, the large garden provides ample space for relaxation or entertaining guests and the large detached workshop adds to the appeal, providing ample room for hobbies, storage or work from home space.

This splendid home boasts a high-quality finish throughout, offering a blend of luxury, comfort and style and is ideal for those seeking an excellent family home with room for multi-generations or a property with income potential.

This stunning property presents the perfect opportunity for families looking for a peaceful life yet within a vibrant village community.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk





The Property

Accommodation

Inside

The main entrance lies to the side of the house where there is contemporary front door, which opens into a welcoming and bright reception hall. This has access to all ground floor rooms, as well as to the attached annexe and stairs rising to the first floor. The floor is laid to high end wood effect laminate flooring and there is a double sided log burner shared with the kitchen/breakfast/family room. The large sitting room enjoys an outlook over the drive to the front and has the benefit of a rotating wood burner, there is a formal dining room with aspect to the side and laminate wood effect flooring and a study. The main bedroom is located on the ground floor and enjoys the use of its' own shower room.

The hub of the house is the kitchen, which offers flexible usage as a kitchen/dining room or kitchen and family room. It is fitted with a range of stylish modern soft closing handleless units consisting of floor cupboards, separate drawer unit with cutlery tray and deep pan drawers plus eye level cupboards with counter lighting under and larder cupboard with housing for a fridge/freezer. There is a generous amount of solid oak work surfaces with breakfast bar, tiled splash back and one and half bowl sink and drainer with a swan neck mixer tap. There is a side by side eye level electric oven and microwave, integrated dishwasher and an induction hob with extractor hood above. The floor is laid to Travertine limestone tiles.

Also on the ground floor is a utility room and separate WC, which houses the water softener.

First Floor

On the first floor there is a part galleried landing with plenty of space for a study area plus a walk in airing cupboard, which houses the boiler and hot water cylinder and access to the loft space with potential to develop, There are two double bedrooms and the family bathroom. This is fitted with a stylish suite consisting of wall hung wash hand basin, low level WC with dual flush facility and concealed cistern, bath with wall mounted central tap and pull out shower attachment plus a separate shower cubicle with laminate panelled walls plus mains shower and choice of rainfall or monsoon shower head.

The Annexe

This lies to the rear of the main property and has its own front door or may be access from the hall. The annexe makes a great addition to the home and is ideal for a dependent relative needing extra support now and then or to provide an income. It is fully contained with a full kitchen that is fitted with plenty of cupboards and

good amount of work surfaces. There is space for a fridge/freezer, integrated dishwasher ceramic hob and eye level electric oven. The sitting room has double doors with full height windows to either side and opens to the rear garden. Both the kitchen and sitting room have ample space to accommodate a dining table and chairs. In addition, there is a spacious double bedroom and full bathroom. This is fitted with a shower cubicle with laminate panelled walls and choice of shower head, low level WC with dual flush facility, wall hung wash hand basin and bath with mixer tap and shower attachment.

Outside

Parking

The house is approached from the road onto a generously sized drive laid to stone chippings. The drive continues along the side of the building where there are doors to the main house and annexe and opens into the rear garden. There is room for multiple vehicles.

Garden

There is a seating area to the back of the annexe with the rest of the garden being laid to lawn with some gravelled areas and beds planted with a variety of trees, shrubs and flowers. There are two timber sheds, summerhouse and chicken run. The garden enjoys a sunny aspect and is enclosed by mature hedgerow and timber fencing.

Workshop

The workshop lies at the top of the drive and benefits from light and power. It measures approximately 7.21 m x 2.92 m/23'8" x 9'7". A fabulous work from home space, hobbies room or even as a home gym. Endless possibilities.

Useful Information

Energy Efficiency Rating C
Council Tax Band E - Annexe A
uPVC Double Glazing Throughout
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From Sturminster Newton

Leave Sturminster Newton via Bath Road heading towards Gillingham. Bypass the main turning to the village and proceed past the Crown Inn on your left. The property will be found a short distance on the left. Postcode DT10 1LN

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.