



2 Dinhay, Marnhull, Sturminster Newton, DT10 1LS

Offers In The Region Of £550,000 Freehold

A spacious and well presented detached bungalow situated in a highly regarded cul-de-sac close to the edge of this highly sought after village. The property is very well presented throughout, benefitting from a generously proportioned garden and a double length detached garage.





## Description

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The property is entered via a spacious entrance porch with doors leading off to all the main rooms. The exceptionally spacious living / dining room benefits from a front aspect with wooden flooring and doors leading to the large modern conservatory. The kitchen has been tastefully modernised by the current owners with a range of base and wall mounted units with granite work surfaces and a breakfast bar. There is a sink unit and built in dishwasher. There is also a space for a range style cooker with cooker hood and space for a fridge /freezer. The kitchen has a window facing the rear garden and a door to the conservatory. A further door leads to the useful utility / laundry room with a sink unit and space for the usual appliances. The master bedroom faces the rear garden with built in wardrobes and an en-suite shower room. There are two further double bedrooms both benefitting from built in wardrobes. Completing the internal accommodation is a large recently modernised shower room with walk in shower.

Outside the front garden is mainly laid to lawn with a variety of mixed borders, a gateway leading to the rear garden and a driveway. From the driveway you can access the detached double length 'tandem' style garage with an electric roll up vehicle access door, window and pedestrian door to the rear garden. The rear garden is generously proportioned and private being mainly laid to lawn. There are a variety of mixed shrubs and herbaceous borders with various seating areas and a well proportioned shed.

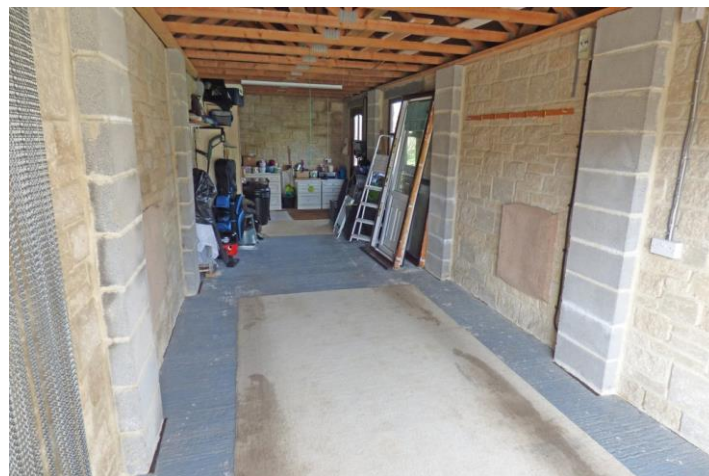






## SITUATION

Marnhull is a sought after village located in the heart of the Blackmore Vale offering a Post Office, 2 stores, chemist, newsagent, hairdressers, garage, inn, doctors surgery, churches, schools and bus services. Marnhull is also celebrated in Thomas Hardy's Tess of the D'Urbervilles as Marlott. The old market town of Sturminster Newton is 3 miles distant which offers a good range of every day facilities. The historic hilltop town of Shaftesbury is only a little distance further at 5.5 miles, whilst nearby Gillingham has the main line railway station (Exeter / Waterloo) is approximately 6 miles distant, the Georgian market town of Blandford Forum 13 miles, county town of Dorchester 22 miles, the Dorset coast approximately 26 miles and Bath 35 miles.



# Accommodation Floor Plans ~ NOT TO SCALE ~ For Identification purposes only

# Additional Information

**Services:** Mains Water, Gas, Electricity & Drainage.  
**Council Authority:** Dorset Council ~ **Council Tax Band:** F  
**Caution:** NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.  
**Energy Performance Certificate:** Rated: C

Property Reference: 15336 Date: 21/02/2024

# Directions

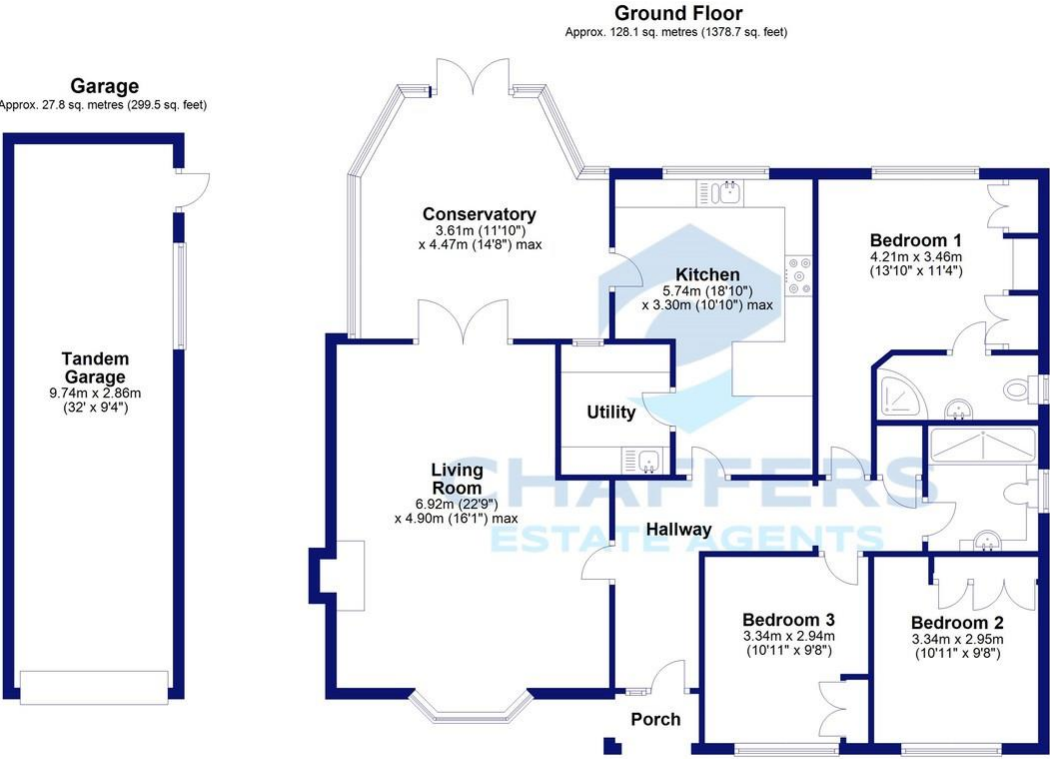
Enter Marnhull on the B3092 from the direction of Todber. Before the church turn right into Church Hill. Follow this road until it becomes Burton Street. Continue until you reach Ham Lane where the road bends to the left. Turn into Ham Lane and Dinhay is the second road on the right hand side.

# Viewing

Only by appointment with the **SOLE AGENTS, Chaffers Estate Agents**,  
48 High Street, Shaftesbury, Dorset, SP7 8AA  
**Tel:** 01747 852301 ~ **Email:** shaftesbury@chaffersstateagents.co.uk

[www.chaffersstateagents.co.uk](http://www.chaffersstateagents.co.uk)

**CALL NOW** to arrange your viewing on 01747 852301  
Any day and confirm a time, Thank you!



Total area: approx. 155.9 sq. metres (1678.1 sq. feet)  
Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

**SURVEYS:** Chaffers Estate Agents offer a full survey service including Homebuyers Reports and Building Surveys. **Email.** surveys@chaffersstateagents.co.uk

While we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please do not hesitate to contact a member of our team. Do so if contemplating travelling some distance to view the property.

**GILLINGHAM** 01747 822233 **SHAFTESBURY** 01747 852301 **STURMINSTER NEWTON** 01258 473900