



**CHAFFERS**  
ESTATE AGENTS



## Salisbury Street Marnhull, DT10 1HP

A delightful Period Cottage that has been tastefully modernised by the current owner. The property benefits from a wealth of character features, with double glazing and a generous garden to the rear.

**Offers Over £200,000 Freehold**  
Council Tax Band: B

# Salisbury Street

Marnhull, DT10 1HP



## DESCRIPTION

The property is entered from the front courtyard into a large, open plan dual aspect living room with an attractive 'inglenook' style fireplace housing a woodburner, stairs to the first floor with understairs cupboard, a door to the rear garden and a further door to the kitchen. The kitchen is well appointed and light with a range of base and wall mounted units, ceramic sink unit, space for cooker with cooker hood, and additional space for the usual appliances.

On the first floor there is a landing, with airing cupboard, two well proportioned bedrooms and a fully tiled modern bathroom with a shower over the bath.

Outside to the front there is a small courtyard area. The rear garden is

mainly laid to lawn with an area of decking and two sheds. There is no allocated parking for the property although parking is available on the layby opposite on a first come, first serve basis.

## 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.

## ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

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: F



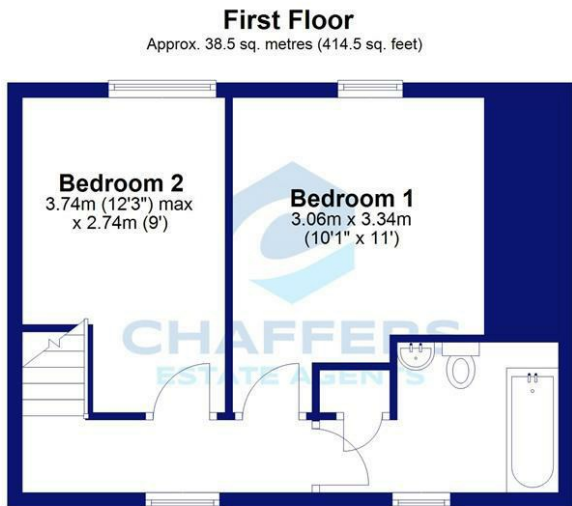
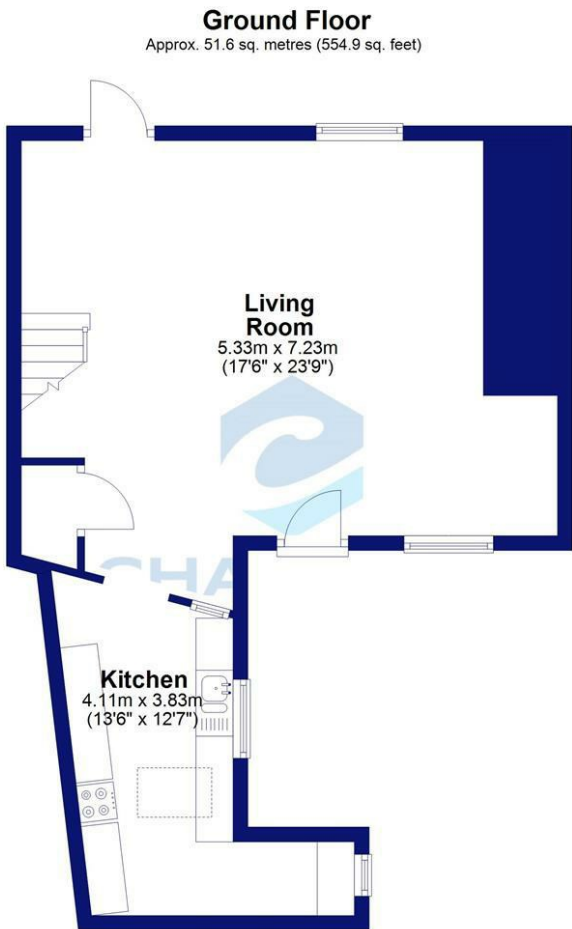
## Directions

Enter Marnhull on the (B3092) from the Shaftesbury direction passing the turning for Sodom Lane on the right hand side. The property can be found set back from the road on the right opposite a layby.





# Floor Plan



Total area: approx. 90.1 sq. metres (969.5 sq. feet)  
Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC