



CHAFFERS
ESTATE AGENTS



Musbury Lane

Sturminster Newton, DT10 1JP

A semi-detached three bedroom stone cottage situated in the heart of this desirable village. The light and airy accommodation includes many period features, is positioned on 0.20 acre plot, benefits from driveway parking with a garage and is offered to the market with no onward chain.

£350,000 Freehold

Council Tax Band: D

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DESCRIPTION

This farmworkers cottage, believed to be approx. 300 years old, is approached via a tarmac driveway and from the front door leads immediately into the kitchen which has red tiled quarry flooring and is fitted with wall and base units, gas oven and hob and sink with drainer. From the kitchen a door leads into the utility room which houses the combi boiler and has space and plumbing for a washing machine and tumble dryer with doors leading out to the rear garden and into the living room. The living room enjoys flagstone flooring, two window seats, a woodburner and door into the dining room. The dining room is a good size with views across the Blackmore Vale, red tiled quarry flooring, a woodburner and has stairs rising to the first floor. On the first floor there are two double bedrooms and a third single room/dressing room, family bathroom with bath, low level WC, hand wash basin and useful airing cupboard.

Externally the property boasts a 0.20 acre plot to include a vegetable patch, garage with power, greenhouse, old wash house and outside tap. Offered to the market with no onward chain a viewing is strongly advised.

SITUATION - Marnhull

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, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~

Council Tax Band: D

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: D

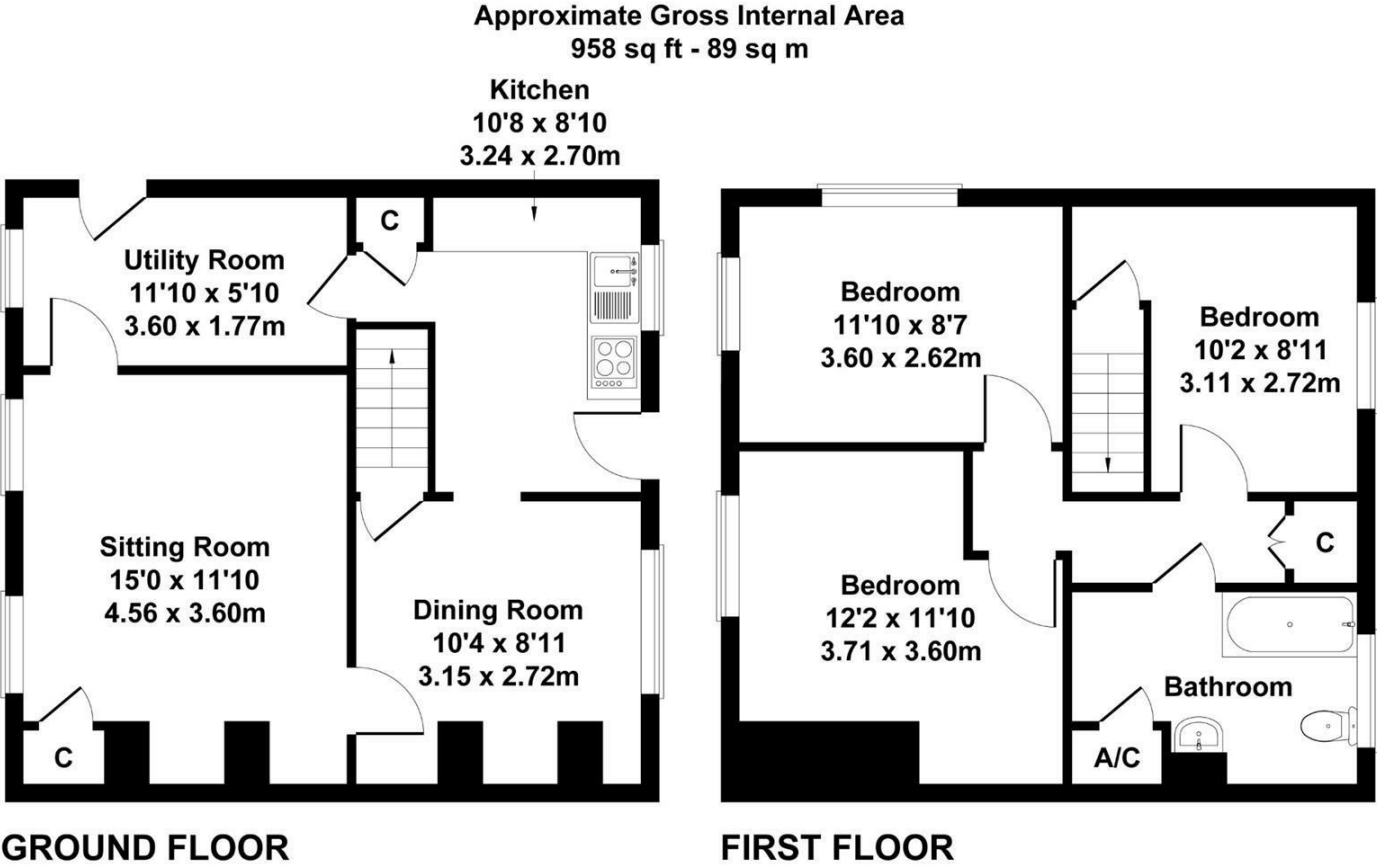


Directions





Floor Plan: Not to scale ~ For identification purposes only.



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC