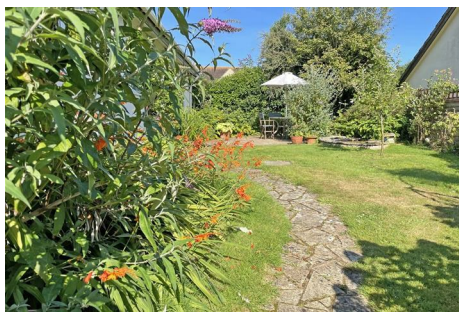




**CHAFFERS**  
ESTATE AGENTS



## 22 Burges Close

Marnhull, DT10 1QQ

Viewing is a must for this beautifully presented detached bungalow situated close to the edge of the ever popular village of Marnhull. The property occupies a generous corner plot and benefits from planning permission to extend to the side. The property has been extensively improved by the current owner including complete rewiring, new gas installation and new boiler (2023), new flooring, new insulation, cottage style doors, new water tank and redecorated throughout among other fantastic improvements.. Viewing is highly recommended. EPC Rated D

**Price Guide £489,950 Freehold**

Council Tax Band: E

# 22 Burges Close

Marnhull, DT10 1QQ



- Detached Bungalow
- Desirable Village Location
- Generous Corner Plot
- Planning Permission to Extend
- Close to Village Amenities
- Extensively Updated

## DESCRIPTION

The property is entered via an enclosed porch leading to a large hallway, with doors to the main rooms of the property, a built in cupboard and an airing cupboard, and a further door to the cloakroom/WC. The living/dining room is light and spacious with a window to the front and a fireplace. The modern and well fitted out kitchen faces the rear and benefits from a range of units, with a sink unit, built in electric mid level oven, electric hob with cooker hood, and space for a table. A door leads through to the highly useful utility with space for the usual appliances and a door leading to the side. The main bedroom is generously proportioned. The second bedroom is also a good sized double with doors leading to rear garden. There is also a larger than average single bedroom with built in cupboards. The family bathroom faces the rear and comprises a modern white suite with a shower over the bath.

Outside the garden extends on three sides

of the property. The rear garden is enclosed with areas of lawn and patio. There are a variety of mixed shrub and herbaceous borders with a summer house. The garden extends to the side and is enclosed by a maturing beech hedge to better incorporate the rear and side gardens. The front and side gardens are also mainly laid to lawn with mixed shrubs and some small trees. There is a driveway leading to the integral garage with a separate pedestrian door to the side.

## 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, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

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  
The property has planning permission for an extension. Ref. P/HOU/2022/05201



## Directions

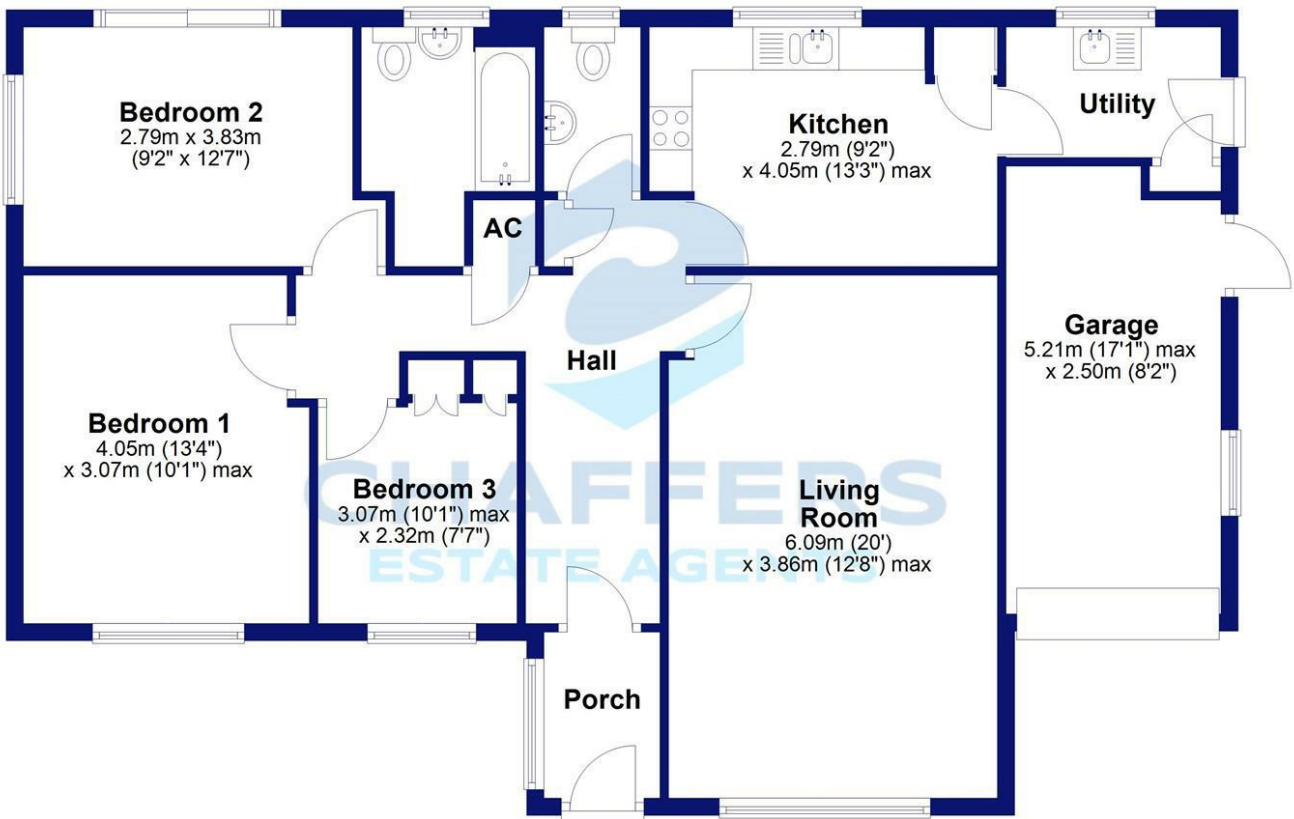
Enter Marnhull on the B3092 from the direction of Todber. Before the church turn right into Church Hill. Follow this road until it becomes Burton Street. Continue until the road bends to the right just after the turning for Ham Lane. Burges Close is the next right and the property is the first on the left.



# Floor Plan

## Ground Floor

Approx. 107.1 sq. metres (1153.2 sq. feet)



Total area: approx. 107.1 sq. metres (1153.2 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 firm's 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	