



WELL COTTAGE

MARNHULL, DT10 1HJ

£625,000
FREEHOLD

NO FORWARD CHAIN

An attractive stone built cottage style house built in the late 20th century situated in a sought after rural setting. The property benefits from Oil Fired Central Heating, conservatory, gated driveway, detached single garage and garden. EPC Band:- TBC



CHAFFERS
ESTATE AGENTS

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DESCRIPTION

The entrance hall has a tiled floor with stairs rising to the first floor and understairs coat storage. There are doors leading to the sitting room, dining room and kitchen/breakfast room as well as the cloakroom which houses the oil fired boiler. The kitchen is triple aspect with a range of fitted units and dresser including an oil fired aga, one and a half bowl sink unit, space for electric oven, plumbing for dish washer and double French doors to garden. A further door leads to the utility room with further cupboards, units, Belfast sink, plumbing for washing machine and space for tumble dryer. The sitting room has double aspect windows with window seats and an Inglenook fireplace. The dining room also has an Inglenook fireplace with double aspect windows. To complete the downstairs accommodation is a uPVC double glazed conservatory with doors leading to the garden.

On the first floor there is a large landing area with integral book case, exposed floorboards and timbers, linen and airing cupboards. The master bedroom is double aspect and benefits from an en-suite with shower, pedestal wash basin and WC. The second bedroom is triple aspect with built in wardrobes. Completing the first floor accommodation is a third double bedroom and a family bathroom with a white suite and shower over the bath.

OUTSIDE

Outside the property has a gated driveway which is laid to gravel leading to the detached single garage. The rest of the garden is on three sides of the house and is generously proportioned and mainly laid to lawn. There are a variety of mixed borders and some small trees with various seating areas and a well.

LOCATION

Moorside is a small rural community situated approximately 1 mile from the sought after village of Marnhull which has a good range of facilities which include a post office, stores, chemist, newsagent, curtain shop, hairdressers, garage, inns, doctors surgery, churches, primary school, recreation ground and bus services. The old market town of Shaftesbury is approximately 5 miles, Gillingham has the main railway station (Waterloo/Exeter) which is 6 miles distant and the Dorset coast is about an hours drive away.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Private Drainage.

Council Authority: Dorset Council ~ Council Tax

Band: F

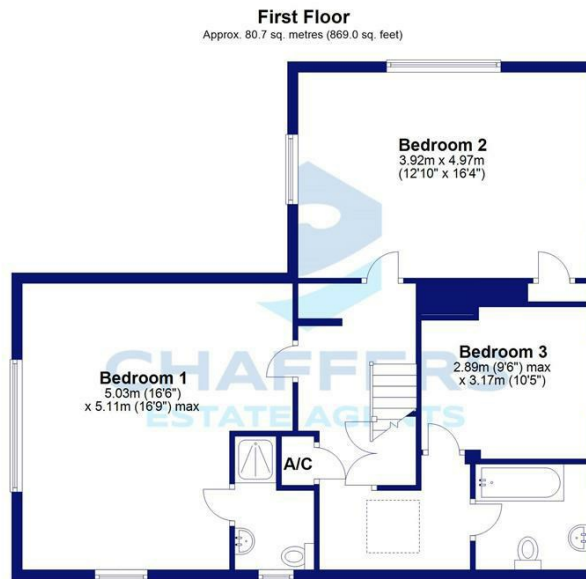
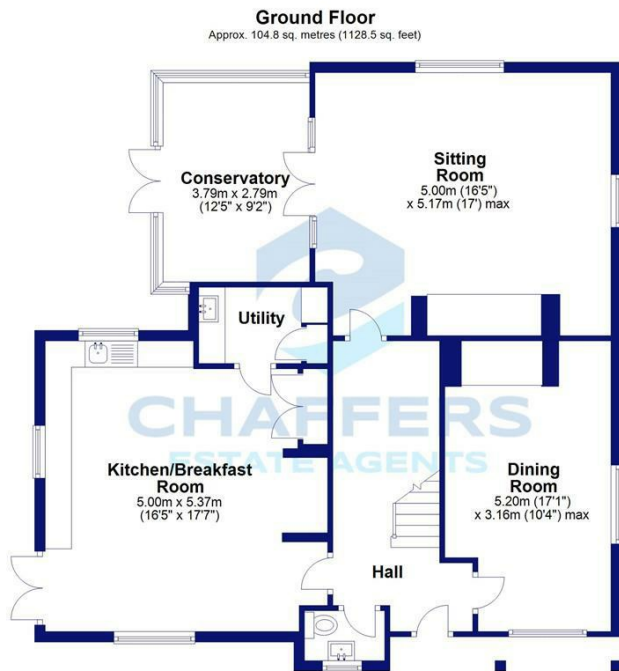
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: TBC



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Total area: approx. 185.6 sq. metres (1997.5 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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