



# CHAFFERS

ESTATE AGENTS



Marnhull, DT10 1HJ

\*\*\*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

**£565,000 Freehold**

Council Tax Band: F

## Marnhull, DT10 1HJ



### 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 ensuite 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

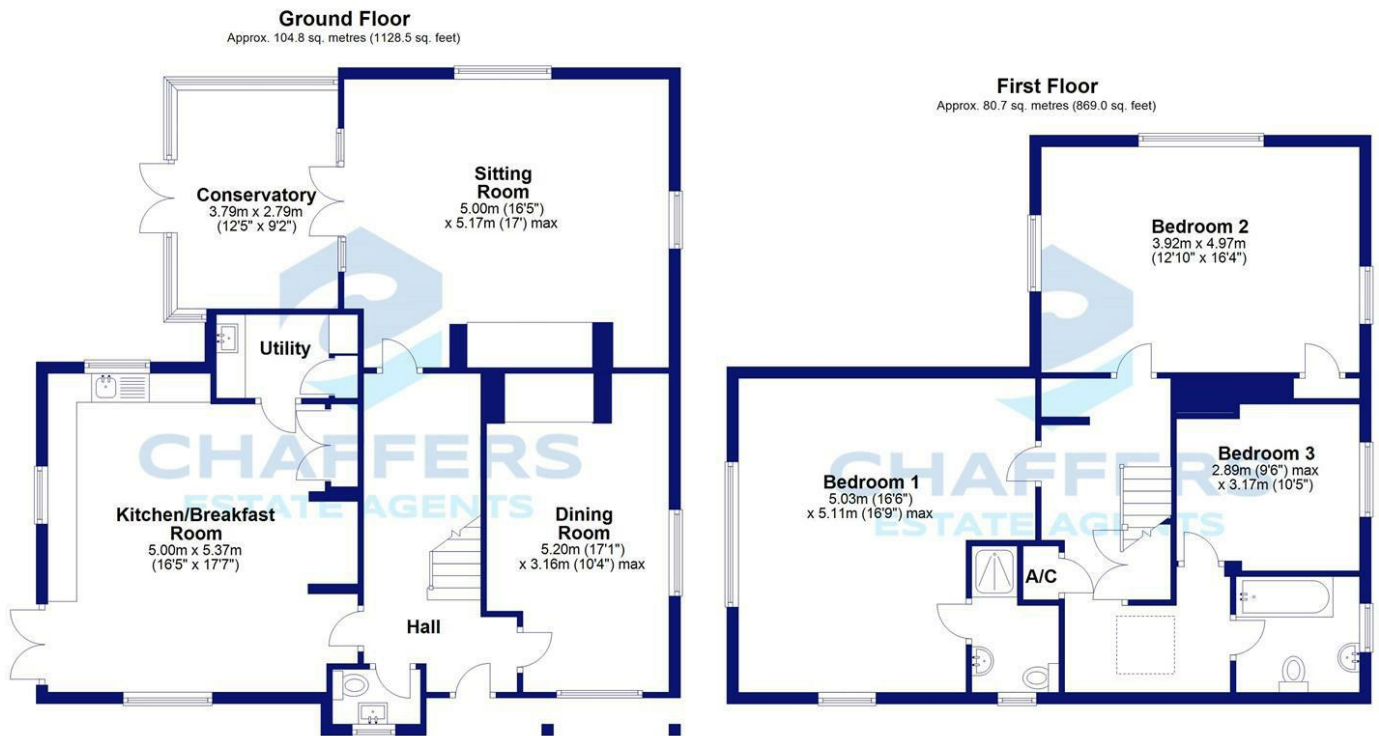


### Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the set of traffic lights turn right onto Newbury Road. Continue along this road to East Stour/B3092. At the crossroads go straight over signposted Marnhull, continue through Stour Provost. At Todber turn left into Red Lane and Well Cottage is found on your right hand side.



# Floor Plan



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.

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>27</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	