



**CHAFFERS**  
ESTATE AGENTS



**Banbury End Burton Street**  
Marnhull, Sturminster Newton, DT10 1PS

South Facing Garden, Walking distance of shops, Studio perfect for home working, immaculately presented. A charming cottage which offers versatile space and modern conveniences adorned by a characterful exterior.

**£385,000 Freehold**

Council Tax Band: C

# Banbury End Burton Street

Marnhull, Sturminster Newton, DT10 1PS



- South Facing Garden
- Desirable Village
- Characterful Home
- Studio with Ensuite
- Ensuite to Master Bedroom
- Newly Fitted Kitchen
- Immaculate condition
- Underfloor Heating

## Description

Banbury End is an attractive semi-detached cottage offering an abundance of thoughtfully laid out internal space, featuring airy-proportioned, light-filled rooms and set on an elevated and private plot.

Since current ownership, this charming home has undergone a plethora of renovations to enhance its charm and versatility. The changes, which are not limited to, include the windows, kitchen units, bathrooms and en-suites. All finished to an extremely high standard, enhancing both the ambiance and versatility of this delightful home.

The South Facing garden offers an easy to maintain lawn with prominent apple tree. A patio seating area for alfresco dining and enjoying a morning coffee. There are two outbuildings located at the end of the garden, a storage shed for garden tools and a Garden Studio ideal for home working or use as additional sleeping quarters, having as it does, an en-suite shower room.

Upstairs, two generous double bedrooms, the master bedroom is complimented by a modern en-suite with shower. The recently re-decorated family bathroom provides a second toilet and the usual bathroom facilities.

Located a short walk from the heart of the well-served village of Marnhull, the cottage is a short stroll to two local shops with a post office, hairdressers, public houses, a doctor's surgery with pharmacy, and a church. The village also boasts a hall that hosts numerous events and a well-rated primary school.

Believed to have operated as a shop from the 1950s to the 1970s, the cottage was extended upwards in 2006. The property benefits from gas-fired heating, with underfloor heating in the sitting room.

A viewing is highly recommended to fully appreciate this delightful home and its potential to meet the needs of many buyers.



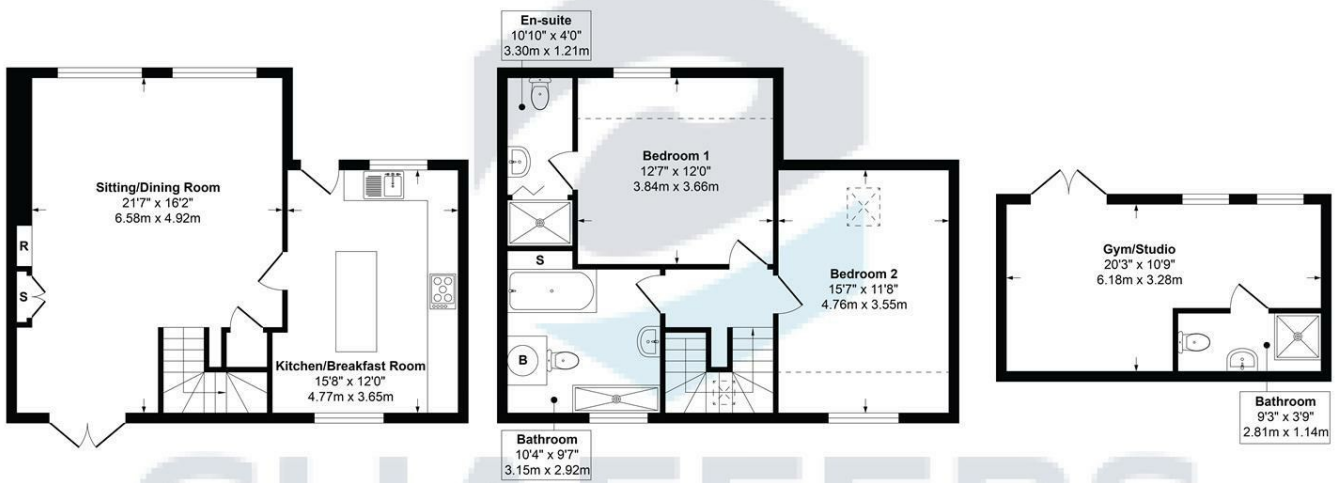
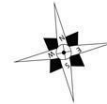
## Directions

What three words: ///dirt.commenced.display Banbury End, Burton Street Marnhull, Sturminster Newton, DT10 1PS Located opposite Love Lane



# Floor Plan

Burton Street, Marnhull, Sturminster Newton, Dorset, DT10



**Ground Floor**  
 Approximate Floor Area  
 537 sq. ft  
 (49.93 sq. m)

**First Floor**  
 Approximate Floor Area  
 547 sq. ft  
 (50.80 sq. m)

**Outbuilding**  
 Approximate Floor Area  
 218 sq. ft  
 (20.27 sq. m)

**Approximate Gross Internal Floor Area 1,302 sq. ft / 121.00 sq. m**

© CHAFFERS 2024. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.

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.

Market Place, Sturminster Newton, Dorset, DT10 1AS  
 Tel: 01258 473900 Email: sturminster@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	