



CHAFFERS

ESTATE AGENTS



10A New Street

Marnhull, Sturminster Newton, DT10 1PY

Tucked away down a shared driveway off New Street this lovely bungalow has been finished both internally and externally to a very high standard, having been originally intended as a new home for the builder, and is extremely energy efficient. There is a blocked pave drive and a lawned area to the front and flagstones and lawn to the rear, where you will also find far reaching views. The property has the added benefit of fully owned Solar Panels, and underfloor heating throughout, with individual room controls. With two good sized double bedrooms and an open plan living area the property would work well for both first time buyers or as a final home, being in a quiet spot yet close to the village centre and all it's amenities the property would be perfect for a lock & leave bolt hole.

Offers In Excess Of £325,000 Freehold

Council Tax Band:

10A New Street

Marnhull, Sturminster Newton, DT10 1PY



- New Build
- Privately Owned Solar Panels
- Quiet Village Location
- EXCEPTIONAL ENERGY EFFICIENCY
- High Finish Inside & Out
- Lovely Views
- Zone Controlled Underfloor Heating
- Off Road Parking
- *NO CHAIN*

Outside

Accessed via a shared driveway from the road, the Bungalow sits within its' own plot, with landscaped wrap around gardens. To the front of the house a block paved Herringbone Driveway provides ample parking for 2 or 3 vehicles and there is also a lawned area, a gate to the side of the property leads into the rear garden which has a large flagstone patio area as well as further lawn. With a low wind proof fence to the rear, the garden takes full advantage of far reaching views over the surrounding countryside.

Interior

The part glazed front door gives access to a large welcoming hallway, which has two double cupboards, one of which houses the controls for the heating in each of the rooms and can double up as an airing

cupboard. There are two good sized double bedrooms, one overlooking the private front garden and the other overlooking the rear garden and the countryside views beyond. The open plan living space is light and airy with windows to the front and large patio doors to the rear. There is a fully fitted modern kitchen area and ample space for both dining and living furniture. In addition there is a fully fitted modern family bathroom.

The Area

Marnhull consists of several conjoined hamlets, connected by a network of minor roads. The village presents a mix of architectural styles, with post-war developments existing alongside properties dating back to Tudor times and earlier. It has three churches (Anglican, Roman Catholic and Methodist), two

primary schools, two public houses, a GP surgery, a village hall and a recreation ground, as well as various small shops and services. The parish church of St Gregory has a 15th-century tower which is a landmark and has been described as "the finest in the Vale."

Marnhull lies in the Blackmore Vale, three miles north of Sturminster Newton, where you will find a great variety of independent shops, pubs and eateries, many of which are housed in interesting period buildings, here there is also 'The Exchange', which hosts a fantastic variety of live events, including theatre, comedy shows and live music,. The resort towns of Bournemouth and Weymouth are approximately 30 miles south. The village is surrounded by beautiful countryside and there are many paths and walks which can be easily accessed.

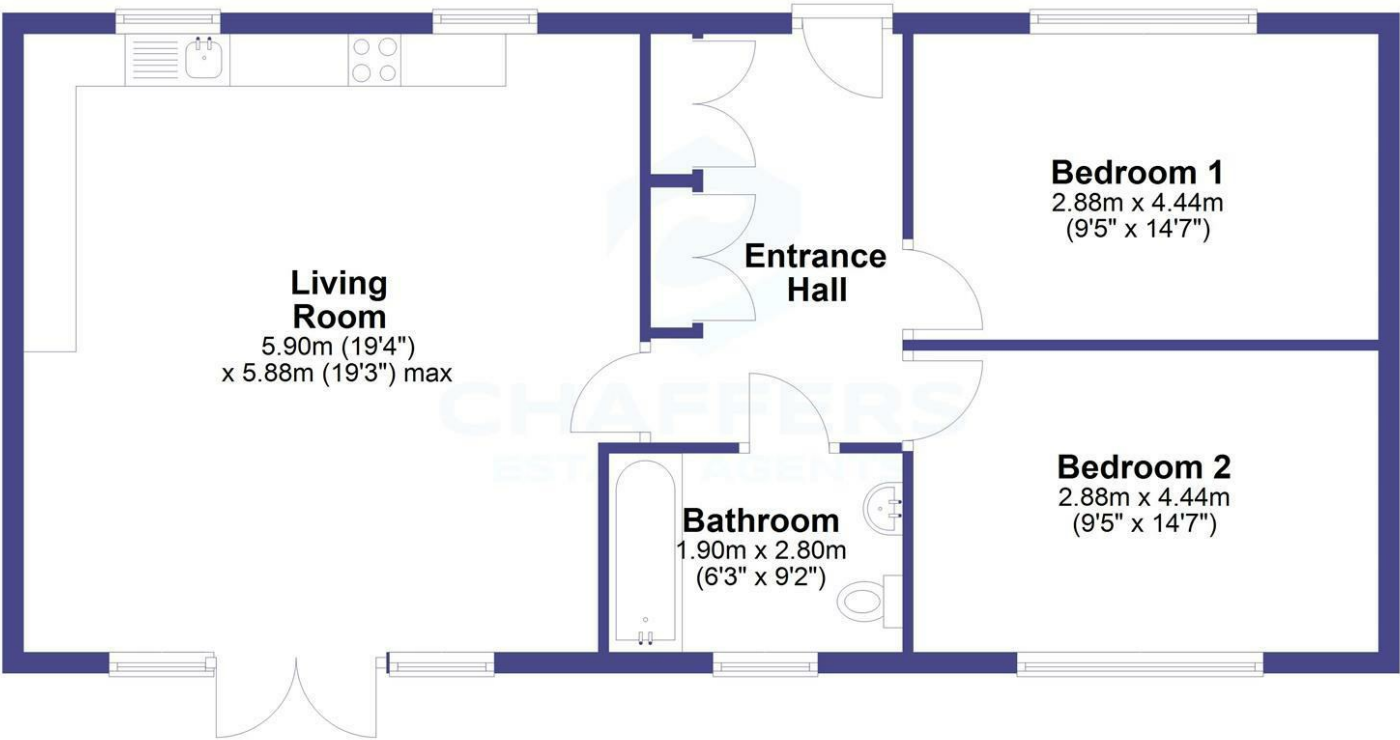


Directions



Floor Plan

Ground Floor



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	