



22 Kentisworth Road, Marnhull, Sturminster Newton, Dorset

An extremely well-presented house close to the middle of the village in a quiet location with little passing traffic.

Guide Price
£410,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

22 Kentisworth Road, Marnhull, Sturminster Newton, Dorset, DT10 1NS

- Beautifully presented house
- Peaceful location at end of the road
 - 2 double bedrooms
- Balcony with far-reaching views
- 19' sitting room with doors to terrace
 - 23' Kitchen/dining room
 - Garage / parking
 - Private garden to rear
 - Successful holiday let
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01258 473766





An extremely well-presented house close to the middle of the village in a quiet location with little passing traffic.

22 Kentisworth is a detached house believed to have been built in the 1970s and occupies a very peaceful location at the end of the road with little passing traffic and some fine countryside views to the rear.

The house has well laid out and well presented internal accommodation. The front door opens into the hall with staircase to first floor and door to sitting room. This is a lovely triple aspect room with sliding doors to the garden and west-facing terrace making the most of the glorious far-reaching views. The kitchen/dining room is dual aspect and at over 23' long an excellent size with sliding doors to the garden. The kitchen has an excellent range of wall mounted and floor standing units, space and plumbing for washing machine, dishwasher and cooker, one and a half bowl enamel sink and drainer and back door to rear lobby. Off the hall is a beautifully tiled bath/shower room.



On the first floor there are two very good double bedrooms and a separate WC with bedroom one having doors out to a balcony making the most of the westerly view.

The property is approached from the road via double gates on to a private drive with parking and garage with up and over door. The main garden is to the rear of the house and is laid to lawn with fence and hedge borders and some mature trees.

Situation

Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'Urbervilles. It has two public houses, two primary schools, three churches, doctors' surgery, pharmacy, carpet and soft furnishing shop, two grocery shops (one with a post office), hairdresser and beauty salon. There are many clubs and societies, and it is surrounded by beautiful countryside. More extensive shopping, business and recreational facilities are available in Sturminster Newton 3½ miles whilst the larger towns of

Shaftesbury 6 miles and Gillingham 6 miles, together with Sherborne 11 miles, are all easily accessible.

The A303 is to the north of Gillingham linking with the M3 to London. Mainline railway stations in Gillingham and Sherborne with a regular service to London Waterloo taking about 2 hours.

The area is well known for a number of independent schools including Port Regis at Motcombe, Hazlegrove at Sparkford, Sherborne Schools and Bryanston near Blandford. There are two primary schools in Marnhull and secondary schools in Sturminster Newton and Gillingham.

Directions

From Sturminster Newton head north on the Bath Road towards Marnhull passing through Hinton St Mary. At Walton Elm bear left towards Stalbridge and at the end of the road turn right towards Marnhull. Continue into the village around the bend and on to New Street. Kentisworth Road is the third on the left with number 22 found at the far end.

Outside

The property is approached from the road via double gates on to a private drive with parking and garage with up and over door. The main garden is to the rear of the house and is laid to lawn with fence and hedge borders and some mature trees.

Services

Mains water, electricity, gas and drainage are connected to the property.

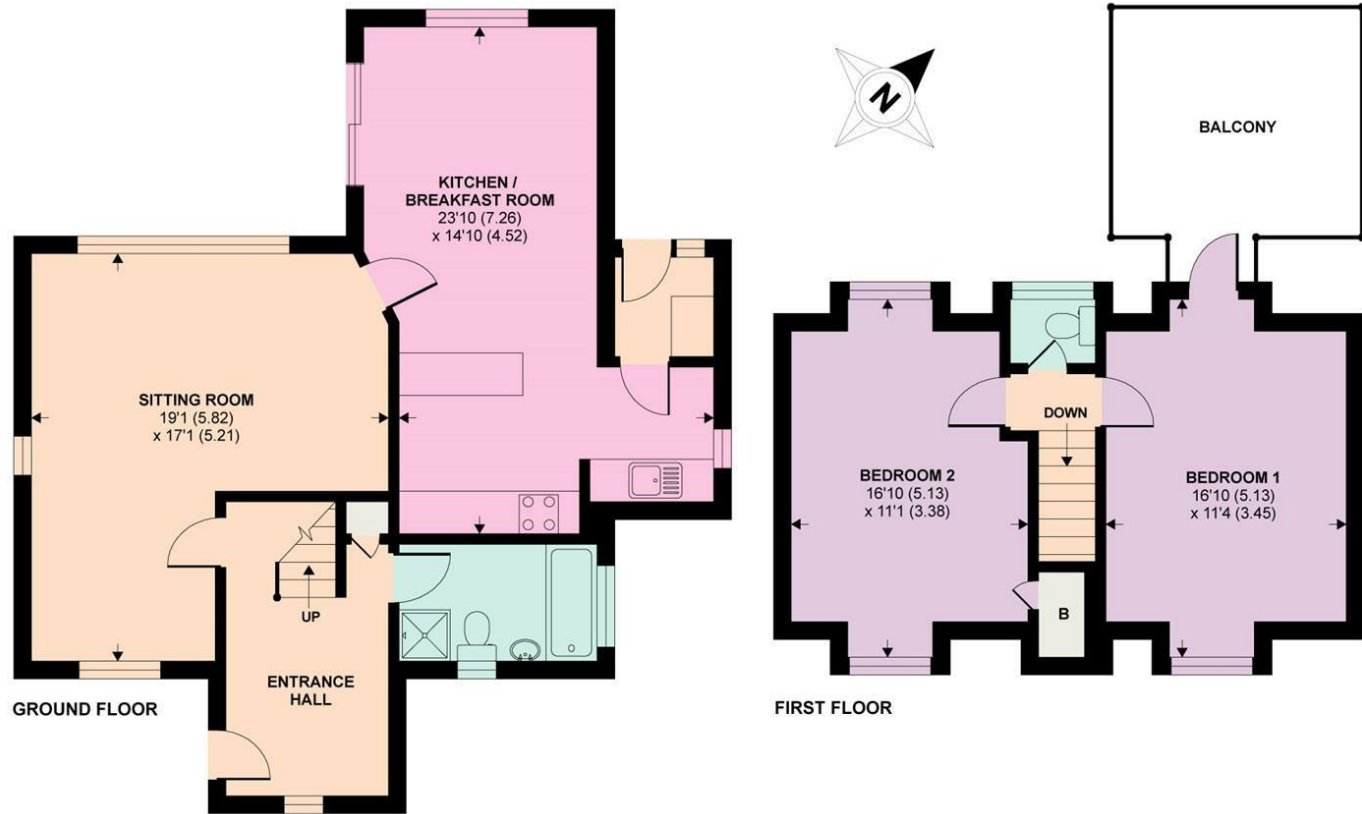
Local Authority

Dorset Council Tel: 01305 221000

Council Tax Band - D

Kentisworth Road, Marnhull, Sturminster Newton, DT10 1NS

APPROX. GROSS INTERNAL FLOOR AREA 1132 SQ FT 105.2 SQ METRES

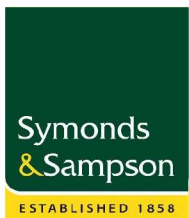


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (12 plus) A | 79 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | 54 |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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