



Apple Tree Cottage, 1a Salisbury Street, Marnhull, Sturminster Newton, Dorset

A detached three bedroom house with private garden on the edge of the village.

Guide Price
£400,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Apple Tree Cottage,
1a Salisbury Street,
Marnhull, Sturminster Newton,
Dorset, DT10 1HP**

- A new (2019) detached house built of local Marnhull stone
 - Under floor heating to downstairs
 - Large 27ft sitting room, separate study
 - Wood burner with brick surround
- Access to garden from sitting room and kitchen
 - 3 double bedrooms, principal en suite
 - Gardeners store and wc
 - Two allocated parking spaces
 - Remains of LABC 10 year guarantee
 - Rear access directly onto footpaths

Viewing strictly by appointment
Symonds & Sampson
01258 473766





Built in 2019, Apple Tree Cottage encapsulates old cottage charm with modern fittings.

The cottage is built of local Marnhull stone, double fronted and has a private enclosed garden to the rear with a stone built shed and gardeners wc.

The entrance hall is generous with a study at one end and leads to a fine sitting room that has a feature wood burner to one end. Bi-fold doors lead out to the garden from the sitting area and the kitchen is accessed via double doors, giving an open plan feel if needed. The kitchen has a range of wall and floor units with a range electric oven, space for a dishwasher and washing machine. Further access to the west facing garden is via French doors too. The ground floor is completed with a study and downstairs wc and is fitted with underfloor heating.

The generous landing leads to all three double bedrooms. The principal bedroom is en suite with bath, wc and wash hand basin. The family bathroom is partly tiled and has

bath with shower over, wc and wash hand basin. Completing the 1st floor is an airing cupboard with gas fired boiler.

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, go north towards Marnhull on the B3092. With the Crown Inn on your left, keep going to Salisbury Street where Apple Tree Cottage is the first house on the left

Outside

A gravel frontage sets the house back from the road and there are two gates either side of the house for garden access. The enclosed rear garden is mainly laid to lawn with a terrace from the reception room and kitchen. Intriguingly, there is a stone built store and gardeners wc and a further gate taking you directly on to a footpath at the back.

Two allocated parking spaces can be found over the road through a five bar gate.

Services

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

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: E

Property Information

Broadband - Standard and ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside.

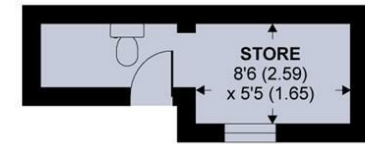
(Information from Ofcom
<https://www.ofcom.org.uk>)

Salisbury Street, Marnhull, DT10 1HP

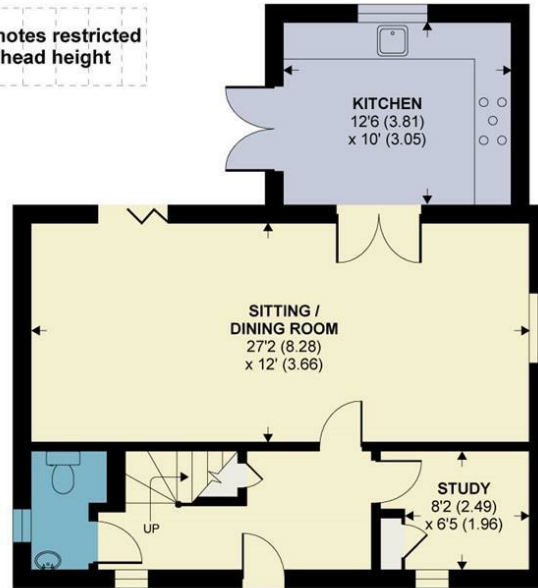
APPROX. GROSS INTERNAL FLOOR AREA 1312 SQ FT 121.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)



Denotes restricted head height



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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.

Copyright nichecom.co.uk 2019 Produced for Symonds & Sampson REF : 538197

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) A		85	
(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	

WT June 2024



01258 473766
Agriculture House Market Place
Sturminster Newton
Dorset
DT10 1AR
sturminster@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

