



Symonds
& Sampson

Moonfleet

Burton Street, Marnhull, Sturminster Newton, Dorset

Moonfleet

Burton Street
Marnhull
Sturminster Newton
Dorset DT10 1PH

A beautifully and sympathetically renovated historic house of nearly 2500 sq ft in a superb central village location inside the conservation area.



- Grade II listed fully renovated house
 - Central village location
- Sought after village with shops and facilities
 - 34' principal reception rooms
 - Character, charm and style
 - Driveway parking
 - No onward chain

Offers In Excess Of £650,000
Freehold

Sturminster Sales
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THE DWELLING

A local Stone Grade II listed house situated in the Conservation Area in the middle of the village. The house probably dates back to the 1750s and was formally The Queen's Head public house and a Milliner's shop. There is a door knocker on the front door which is a hat and a sign above says 'Dealers in Hats'. The house has undergone a programme of complete modernisation in recent years but retains all its original character and charm with features including beamed ceilings, exposed cruck timbers, recessed window seats and fireplaces. The principal reception room is over 34' long with fireplaces housing wood burners at either end and on the first floor all bedrooms are doubles.

ACCOMMODATION

See floor plan but in brief:

Ground floor - Sitting / dining room, kitchen / breakfast room, study, hall, utility room and cloakroom.

First floor - Four double bedrooms, three bath / shower rooms (two ensuite).

OUTSIDE

The property is approached from Burton Street via a drive leading to parking. The garden is to the rear of the house, raised up and designed for easy maintenance.

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 and other local shops. 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.

DIRECTIONS

What 3 words ///outbound.latitudes.type

SERVICES

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

MATERIAL INFORMATION

Broadband - Standard and superfast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by O2 or Vodaphone Networks)

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

Council Tax Band: D

EPC: Exempt

Restrictive Covenants - regarding parking - ask agent



Burton Street, Marnhull, Sturminster Newton

Approximate Area = 2459 sq ft / 228.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1226734



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