

Symonds  
& Sampson



# Three Acres

Musbury Lane, Marnhull, Sturminster Newton, Dorset



# Three Acres

Musbury Lane  
Marnhull  
Sturminster Newton  
Dorset DT10 1JP

A beautifully presented bungalow in an edge of village location on a quiet lane with a lovely south-facing garden of approximately 0.75 acres.



- Beautiful south facing garden approx. 0.75 acres
  - Spacious, light contemporary interior
    - Open plan style
- Three double bedrooms, two bath/shower rooms
  - Short walk to village pub and shops
    - Local footpaths nearby
    - Peaceful location
    - Double garage
  - Parking for numerous cars

Freehold

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## THE DWELLING

Three Acres was built in the 1970s and has lovely large rooms, principally facing south so with plenty of light. It is beautifully presented, up to date and well decorated. The garden, views and tranquil location are lovely and yet it is within a short walk of the village pub, shops and amenities.

The accommodation is of an open plan style with Karndean wood effect flooring. The entrance hall / dining room has plenty of space for a dining table and views to the front. The large sitting room has a stone fireplace and surround with a log burner and has an extension with triple aspect windows and patio doors to the garden creating a delightful garden room effect. The kitchen has an excellent range of wall mounted and floor standing units with white stone composite worktops, integrated Neff double electric oven and induction hob, dishwasher, water softener and space for fridge freezer and a breakfast table. A door opens to the utility room with storage cupboards and space and plumbing for a washing machine and tumble dryer. The back door leads to the covered terrace area.

From the hall a door separates the reception rooms from the bedroom area where there are three double bedrooms all with built in wardrobes and all face the garden making the most of the views and the sunshine. The master bedroom is situated at the end of the corridor and has ensuite bathroom with shower over. There is a study area overlooking the front which could be enclosed to make a dressing room. In addition there is a family shower room.

## ACCOMMODATION

See floorplan but in brief:

Sitting room, kitchen / breakfast room, dining room, study area, 3 bedrooms, 2 bath / shower rooms (1 ensuite).







## OUTSIDE

The property is approached from the lane to a gravel drive with parking for several cars in front of a double garage with up and over doors, power and light. The porch has space for boots and coats and a stone floor. Outside, there is a greenhouse and shed/log store. The sunny garden is to the rear of the property and is south-facing, level and laid to lawn with hedges and mature trees. There is a covered terrace outside the back door and raised vegetable beds and another terrace at the rear of the property. The garden is a real feature of the property and contains a variety of fruit trees such as plum, greengage

and cherry in addition to native hedging, shrubs, flower beds and rose beds.

## 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 excellent schools, both state and private.





## DIRECTIONS

What3words:///mental.beauty.tooth

## SERVICES

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

## MATERIAL INFORMATION

Standard broadband is available.

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

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

Council Tax Band: F

Restrictive Covenants: Restricted to one dwelling.

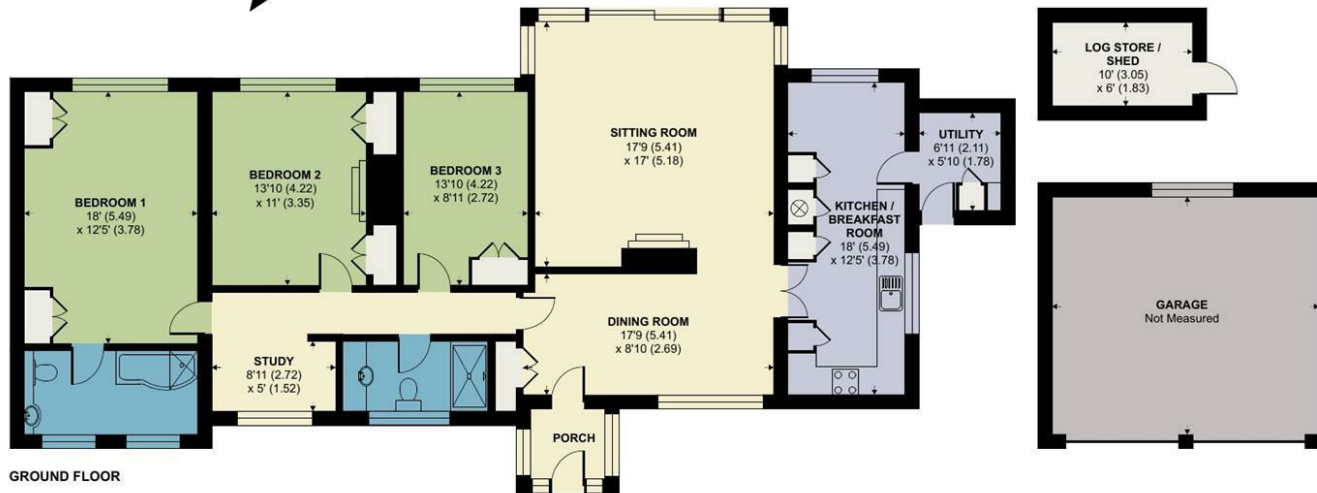


# Musbury Lane, Marnhull, Sturminster Newton

Approximate Area = 1591 sq ft / 147.8 sq m (Excludes Log Store / Shed & Garage)

For identification only - Not to scale

Energy Efficiency Rating		
Environment	Current	Potential
A	A	A
B	B	B
C	C	C
D	D	D
E	E	E
F	F	F
G	G	G
For energy efficient - higher rating code		
England & Wales		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 522078



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