

Symonds
& Sampson



Grangefield

Sackmore Lane, Marnhull, Sturminster Newton, Dorset

Grangefield

Sackmore Lane
Marnhull
Sturminster Newton
Dorset DT10 1PN

Grangefield is a detached bungalow with plenty of parking, garage and workshop, level wrap around garden all in a highly convenient position within the village.



- Bungalow with spacious living space
- Fully updated in 2018 throughout including a new Conservatory.
- Short walk to local shops
- Parking for 4 cars and garage / workshop
- Possible loft extension creating a 3rd bedroom
 - No forward chain

Guide Price £450,000

Freehold

Sturminster Sales
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THE DWELLING

A wonderful detached bungalow with a conservatory and sun room, new flooring throughout including oak flooring in the dining and sitting rooms and a wood burner installed in 2018 as well as many other upgrades at that time. The house is therefore presented beautifully with good flowing reception space and a well tended wrap around garden and parking. Conveniently, this spacious house is in a central village location, a short walk to the shops on Burton Street.

ACCOMMODATION

See Floor Plan - possible loft conversion with lapsed planning permission (2018/0364/HOUSE).

OUTSIDE

The house is approached from the top end of Sackmore Lane and gives plenty of parking on the front and side drive. The garage has an up and over door and links into the good sized workshop which in turn has access back to the rear garden.

The house sits centrally in the plot and therefore the gardens wrap around giving different aspects throughout the day.

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.

DIRECTIONS

What3words:///blanks.butternut.loves

SERVICES

Mains water and drainage, mains electricity. Leased solar panels were installed in 2011 for a lease of 25 years and 3 months. Our client has calculated an £7,361 cost to buy out this lease. Heating is modernised night storage heaters (Economy 10) and programmable individual electric radiators.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. Mobile phone network coverage is limited inside and likely outside
(Information from Ofcom <https://www.ofcom.org.uk>)
Council Tax Band: E



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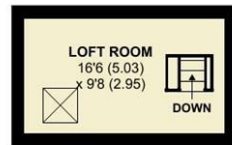
Approximate Area = 1424 sq ft / 132.2 sq m

Garage = 156 sq ft / 14.4 sq m

Outbuilding = 158 sq ft / 14.6 sq m

Total = 1891 sq ft / 175.6 sq m

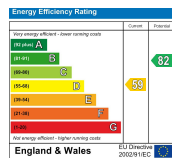
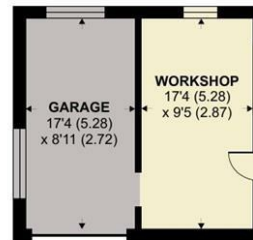
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 988577



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