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Ham Meadow, Marnhull, Sturminster Newton, Dorset



# 7

## Ham Meadow Marnhull Sturminster Newton Dorset DT10 1LR

A wonderful family house with large garden, Summer House, outbuilding, parking and access to the Blackmore Vale.



- Family house with extensive gardens
- Views to the South-West of the Blackmore Vale
- Summer House, two sheds and log store
  - BBQ terrace
- Edge of Village location

Guide Price £740,000  
Freehold

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## THE DWELLING

This family house sits in a wonderful plot on the edge of Marnhull giving verdant views over the Blackmore Vale to the South-West. The gardens are highly generous in size and boast expansive level lawns. The reception space includes a front to back living room with an open plan dining room and also leads to the conservatory and garden beyond.

Upstairs gives four good sized bedrooms with the main bedroom having an en suite shower room and a separate family bathroom.

A great addition to the house is the glazed front porch giving ample further space.

## ACCOMMODATION

See Floor Plan. Outbuilding not measured.

## OUTSIDE

To the front of the house is plenty of parking for up to 6 cars and the single integral garage to the side. The enclosed large level gardens lie to the south of the house with extensive views over the Blackmore Vale beyond.

Outside of the utility room is a productive area for vegetables behind a picket fence. The Summer House is just beyond the vegetable patch along the path which also leads along to a large tarmac area with the large shed. Double gates provide access to the bridleway behind the high perimeter fence. This area has a multitude of uses from sports to hard standing storage.

Up at the house, from the conservatory and living room, is a large patio terrace. With vistas to the south-west over the lawned garden, it is ideal with a BBQ area or access to the side gate to the parking to the front.

## 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. There are shops and pubs and many clubs and societies, and it is surrounded by beautiful countryside. 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

What3words:///shed.breaches.just

## SERVICES

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

12 solar panels with battery storage and inverter.

## MATERIAL INFORMATION

Standard & ultrafast 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

Agents Notes EV Charging Point. Solar Panels are owned.





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Approximate Area = 1664 sq ft / 154.5 sq m

Garage = 145 sq ft / 13.4 sq m

Outbuilding = 210 sq ft / 19.5 sq m

Total = 2019 sq ft / 187.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Improvement Potential	Current	Future
Rated A		
Rated B		
Rated C		
Rated D		
Rated E		
Rated F		
Rated G		
Not energy efficient - higher rating scale		
England & Wales		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1268658



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