

Symonds  
& Sampson

5

Higher Stour Meadow, Marnhull, Sturminster Newton, Dorset



# 5

## Higher Stour Meadow Marnhull Sturminster Newton Dorset DT10 1PQ

A new detached house of local Marnhull stone located in this award-winning development and finished to exacting standards.



- Award-winning development. 1312 sq ft
- 3 double bedrooms (1 ensuite) and family bathroom
- Superb designer kitchen / dining room with fitted appliances
  - Stunning bathrooms and exteriors
- Mains gas with underfloor heating to ground floor
  - Sought after village with amenities
- Close to Sturminster, Gillingham and Shaftesbury
  - 10 Year NHBC guarantee
  - No onward chain
- Lovely walks on network of local footpaths

Guide Price £500,000

Freehold

Sturminster Sales  
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## THE DWELLING

5 Higher Stour Meadow sits at the heart of this exceptional development, and is an attractive detached house built of local Marnhull stone and offers beautifully presented and well laid out accommodation.

The front door opens into a central hall with an understairs cupboard and stylish cloakroom. The stunning kitchen / dining area is dual aspect with French doors opening onto the rear garden patio. The designer kitchen includes integrated appliances, quartz worktops and an adjoining utility room with matching units and a rear door to the garden. To the left of the hallway there is a spacious dual aspect sitting room with a wood burning stove.

On the first floor there is an airing cupboard, three double bedrooms, a family bathroom and ensuite to the master bedroom.

## ACCOMMODATION

Room measurements:

Ground Floor

Living Room 3.30m x 5.93m 10'9" x 19'5"

Dining Room 3.22m x 3.25m 10'6" x 10'7"

Kitchen 3.22m x 2.67m 10'6" x 8'9"

First Floor

Master Bedroom 3.33m x 3.90m 10'11" x 12'9"

Bedroom 2 3.25m x 2.96m 10'7" x 9'8"

Bedroom 3 3.25m x 2.85m 10'7" x 9'4"

Garage - approximately 6m x 3.1m

## OUTSIDE

Approached via an attractive enclosed front garden with lawn and a small border, this house includes a detached single garage and driveway, with an enclosed rear garden that is mainly laid to lawn with a terrace. The garden offers ample space to entertain and dine alfresco and has direct access to the garage.

## 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 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 drive to Marnhull on the B3092 passing through Hinton St Mary. On reaching the village, turn left into New Street passing the church and the shop and turn right into Kentisworth Road. The entrance to Higher Stour Meadows will be found at the bottom of Kentisworth Road.

## SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating with underfloor heating on the ground floor and radiators on the first floor.

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside.

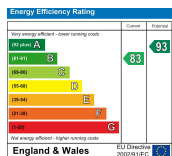
(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: E

Restrictive Covenants: No motorhomes, caravans, large trailers

Agents Notes: Estimated budget for communal areas: Per property, per annum = £138.46





GWB April 2025



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