



Symonds
& Sampson

Vale Cottage

Burton Street, Marnhull, Sturminster Newton, Dorset

Vale Cottage

Burton Street
Marnhull
Sturminster Newton
Dorset DT10 1JJ

An attractive character three bedroom semi-detached cottage of Marnhull stone situated near the heart of this popular North Dorset village.



- Gorgeous period cottage
- Three double bedrooms and bathroom
- Stunning and tastefully presented accommodation throughout
 - Front and rear gardens with flower and shrub borders
 - All mains services
 - Double glazing throughout
- Popular village with excellent range of amenities to include schools, pubs, shops and churches
 - No onward chain

Guide Price £340,000
Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE DWELLING

Vale Cottage is a semi-detached house constructed of Marnhull stone under a pitched slate roof. The cottage has plenty of character and charm and was updated throughout in 2019. There have been tenants in occupation since then but the cottage is now offered with vacant possession.

ACCOMMODATION

Internally the house is presented in good decorative order with accommodation comprising a solid oak front door leading into the heart of the home - a large sitting / dining room measuring 25ft with a woodburner, understairs cupboard and plenty of space for a dining table and chairs. The kitchen has a range of wall mounted and floor standing units with solid oak worktop, a larder, an integrated fridge / freezer, dishwasher and electric oven, space and plumbing for a washing machine and a tumble dryer and an electric hob with extractor fan and hood over. From this a door leads to the cloakroom with a wc and a wash hand basin and houses the gas combi boiler. A further door leads to a covered store / lean to.

On the first floor there are three double bedrooms. The master bedroom has dual aspect windows looking out towards the front and rear gardens. Bedroom two also has a built in storage cupboard. The family bathroom has a shower over bath, a wc and a wash hand basin.

OUTSIDE

The property is approached via a pedestrian gate onto a path leading to the front door. The rear garden is enclosed with wooden panel fencing and hedging and is mainly laid to lawn with flower and shrub borders. There is a pedestrian right of way over the drive to the west to and from the back gate.

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 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/////masking.decimals.adopt

SERVICES

Mains water, gas, electricity and drainage are connected to the property. Double glazing throughout.

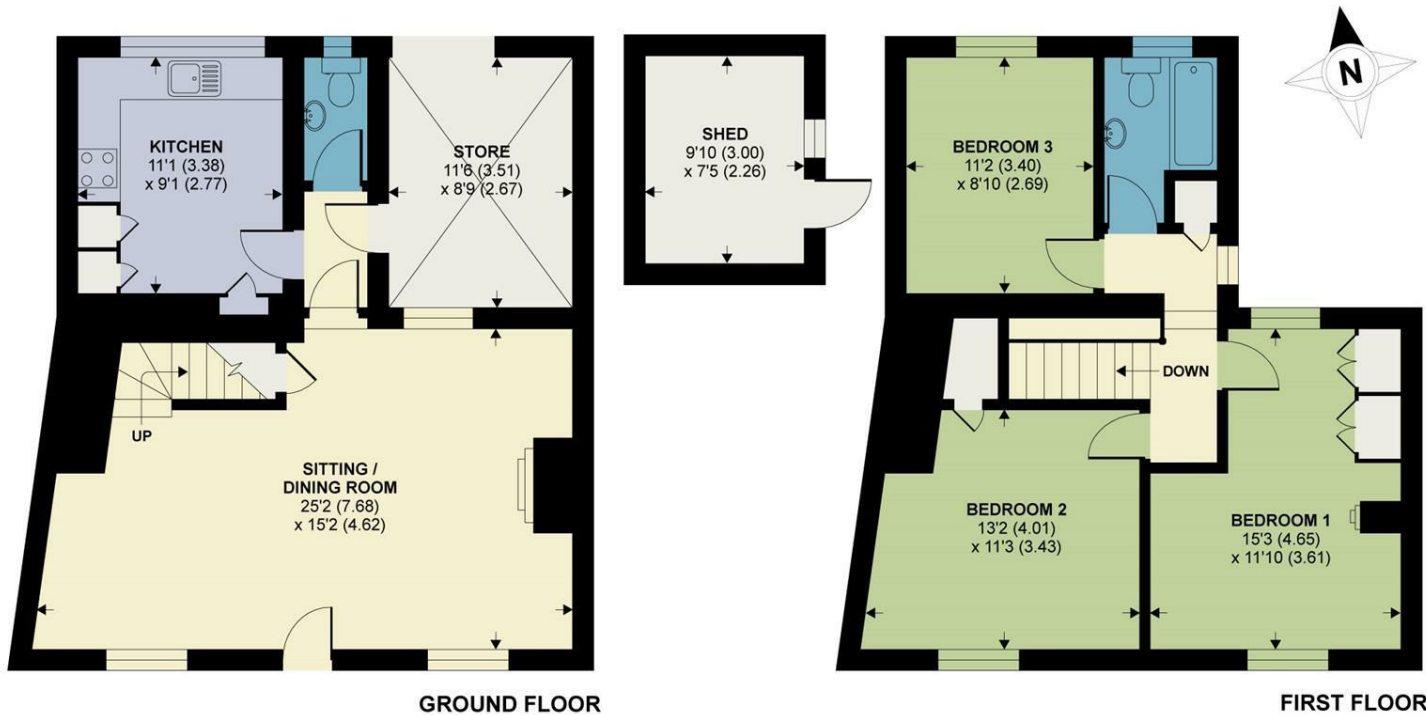
MATERIAL INFORMATION

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: D
Restrictive Covenants TBC
Agents Notes: As previously furnished
Rights of Way: Vale Cottage has right of way by foot down pub drive for bin collection.



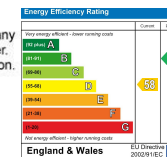
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APPROX. GROSS INTERNAL FLOOR AREA 1066 SQ FT 99 SQ METRES (EXCLUDES STORE & SHED)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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