

# Notley House

New Street, Marnhull, Sturminster Newton, Dorset

# Notley House

New Street  
Marnhull  
Sturminster Newton  
Dorset DT10 1PZ

An extended and beautifully renovated former coach house with land and gardens in a superb central village location. In all 2.44 acres.



- Beautifully presented and extended house
- Extremely convenient central village location
- Land, gardens and stables. In all 2.44 acres
- Flexible accommodation suitable for multi-generational living
- 2 ground and 2 first floor bedrooms, 3 bath/shower rooms
- Popular village with excellent amenities. 5 minute walk to shop and pub

Guide Price £850,000

Freehold

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## THE DWELLING

Notley House is believed to have been originally built as a Coach House in 1880 of local Marnhull stone. It was first converted in 2006 and then significantly modernised and extended by the current owners in 2018. Internally the house is beautifully presented and offers great versatility with two ground and two first floor bedrooms. The kitchen / breakfast room is a good size with views over the fields. The sitting room is a lovely triple aspect room with wooden floors, vaulted ceiling, a wood burner and bifold doors to the front opening onto a pretty courtyard and doors to the back on to the garden. Beyond the sitting room are two double bedrooms each with ensuite shower rooms.

At the other end of the house there is a study / snug with a wood burner, a utility room and boot room. From the study, stairs lead to two further bedrooms and a bathroom. With ground and first floor bedrooms the house is ideal for multi-generational living. Notley House stands in about 2.44 acres with the land being to the rear.

## ACCOMMODATION

See floor plan but in brief:

Ground floor - Sitting room, dining room,, kitchen, snug/study, two bedrooms (1 e/s shower room), utility room, boot room and cloakroom.

First floor - Two bedrooms, bathroom.

## 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 village shop and pub are a five minute level walk.

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.





## OUTSIDE

The property is approached from New Street via a wooden five-bar gate on to a private drive with an area of broadleaf woodland to one side, and garden and mature trees to the other. There is a double timber framed car port and a second five-bar gate gives access to the land. A front garden is bordered by a number of mature trees with the main garden being to the rear of the house. The garden has a neat, well maintained lawn with some flower beds. A wooden five-bar gate gives access to the fields which are well-drained, level with beautifully kept pasture and currently separated into smaller paddocks. There is a fenced stable yard, two wooden mobile stable blocks, one with two stables and the other a stable, tack room and hay barn.

## DIRECTIONS

What3words:///round.daydream.shame



## SERVICES

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

## MATERIAL INFORMATION

Standard & superfast broadband is available.

Mobile phone network coverage is limited. 02 is good inside and out.

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

Council Tax Band: F

Restrictive Covenants: None.

Agent's Note: Overage clause on the land. Ask Agent for further information.



# Marnhull, Sturminster Newton

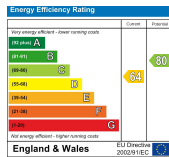
Approximate Area = 1791 sq ft / 166.4 sq m

Garage = 283 sq ft / 26.3 sq m

Outbuildings = 767 sq ft / 71.2 sq m

Total = 2841 sq ft / 263.9 sq m

For identification only - Not to scale



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: 1282033



GWB April 2025



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