



Symonds
& Sampson

Plot 56

Durbeyfield Park, 38 Marlott Crescent, Marnhull, Dorset

Plot 56

Durbeyfield Park
38 Marlott Crescent
Marnhull
Dorset DT10 1GL

Plot 56 is a four bedroom detached house with double garage and two parking spaces.



- Detached house
- Good village location
- Four bedrooms - three double and one single
 - Two bathrooms (one ensuite)
- Double garage with two parking spaces
 - Electric car charging point

Guide Price **£599,950**

Freehold

Sturminster Sales
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THE DWELLING

Durbeyfield Park is an exciting new development which will consist of 61 homes made up of a mixture of three and four bedroom houses. Durbeyfield Park will offer traditional village life with modern living in a beautiful countryside setting.

Plot 56 is constructed of brick under a tiled roof. A dual aspect sitting room with feature fireplace, a window one end and French doors opening on to the garden at the other. The open plan kitchen / dining room has wall and floor cupboards and a range of integrated appliances and a utility room off the kitchen.

Upstairs the main bedroom has a contemporary ensuite shower room. There are two further double bedrooms and a single bedroom and a family bathroom.

ACCOMMODATION

Please see floorplan

OUTSIDE

There is a turfed lawn with a generous sized terrace to the rear of the property. A secured gated garden with 1.8m close board fencing.

A double garage with up and over doors and driveway for two cars and an EV charging point.

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.

DIRECTIONS

What3words:///paler.willing.supplier

SERVICES

Mains water and electricity are connected to the property. Mains drainage. Air source heat pump with under floor heating on the ground floor. Solar panels.

MATERIAL INFORMATION

Standard, & superfast, & ultrafast broadband is available. Full Fibre broadband to the premises.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

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

EPC: Predicted B

Council Tax Band: TBC

Agents Note: Each property has an electric car charging point.

NB: The images are particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.





FIRST FLOOR



GROUND FLOOR

PLOT 56

FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
4.02 x 3.85m (13'2 x 12'8ft max)
(Dimensions including recess)

Bedroom 2
4.07 x 3.30m (13'4 x 10'10ft max)

Bedroom 3
4.07 x 3.65m (13'4 x 12'0ft max)
(Dimensions including recess)

Bedroom 4
2.16 x 3.10m (7'1 x 10'2ft max)

GROUND FLOOR

Living Room
4.02 x 7.05m (13'2 x 23'2ft max)

Kitchen / Dining Room
4.02 x 7.05m (13'2 x 23'2ft max)



GWB September 2025



CG FRY & SON
DEVELOPMENT

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