



Symonds
& Sampson

Clock Cottage

Burton Street, Marnhull, Sturminster Newton, Dorset

Clock Cottage

Burton Street
Marnhull
Sturminster Newton
Dorset DT10 1PH

An attractive Grade II Listed house in the heart of the village within easy walking distance of local shops.



- Three double bedrooms and three bathrooms
- Abundance of character and charm throughout
- Kitchen / dining room with French doors to garden
- Delightful south facing walled garden with old water pump
 - No onward chain

Guide Price **£495,000**

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE DWELLING

Clock Cottage is a detached stone house nestled in the heart of this sought-after village. Well presented and rich in character, it reveals exposed beams, window seats, shutters, and wonderfully high ceilings.

The front door opens into a welcoming hall/study leading to a dual-aspect sitting room with a an inglenook fireplace, woodburning stove, and built-in shelves. The kitchen/dining room features wooden flooring and units, beams, and another inglenook fireplace. A lovely feature is the French doors opening to the south facing garden allowing the sun to flood in. A cloakroom completes the ground floor.

Upstairs are two double bedrooms and two shower rooms, including a charming master with fireplace, and fitted wardrobes. The top floor offers a further double bedroom and a bathroom.

ACCOMMODATION

See floorplan - in brief: Ground floor kitchen/dining room, hall / study and sitting room.

First floor - Two double bedrooms and two shower rooms.

Second Floor - Further bedroom and bathroom.

OUTSIDE

Parking is to the rear for two cars. At the front, a fully enclosed south-facing walled garden with terrace, lawn, and established herbaceous borders provides year-round colour and privacy. A garden store, shed, and pedestrian gate lead onto Burton Street.

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 with access to a network of footpaths.

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 both state and independent schools. There are two primary schools in Marnhull. Secondary schools are in Sturminster Newton and Gillingham.

DIRECTIONS

What3words:///pacemaker.shops.dignity

SERVICES

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

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: F



Clock Cottage, Burton Street, Marnhull, Sturminster Newton

Approximate Area = 1832 sq ft / 170.1 sq m

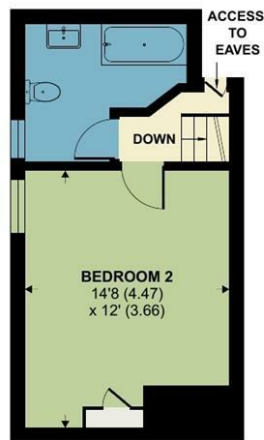
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 986839



AME Revised October 25



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01258 473766

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT