



8d

Burton Street, Marnhull, Sturminster Newton, Dorset

8d

Burton Street
Marnhull
Sturminster Newton
Dorset DT10 1PP

A lovely modernised cottage, located in the heart of Marnhull, and forms part of the old Doctors Surgery development.



- Smart 2 bed modernised cottage in the heart of the village
 - 2 bedrooms, 2 bathrooms
 - Open plan reception area
- Excellent village community and amenities

Guide Price **£325,000**

Freehold

Sturminster Sales
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THE PROPERTY

8D has an open plan reception room to the kitchen / diner with all the usual appliances including a good range cooker and a large larder cupboard. The ground floor has underfloor heating, leaving good wall space for furniture. Bedroom 2 is on the ground floor also with the shower room adjacent across the spacious hallway. A sizable utility room is a great compliment to the house too.

Upstairs is a bright landing with space for a sofa or desk and lots of deep storage areas. The 1st floor is essentially a large master bedroom with a double bedroom and lots of built in wardrobes and the bathroom adjacent across the landing.

OUTSIDE

Approached from the Burton Street car park, 8D has a pedestrian gate to a front courtyard patio garden with room for alfresco dining. A good storage shed sits nicely to one side.

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. 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:///dimension.flight.cashier

SERVICES

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

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

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

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

Council Tax Band: C

Restrictive Covenants: TBC

Agents Notes: There is no designated parking with 8D but parking is abundant



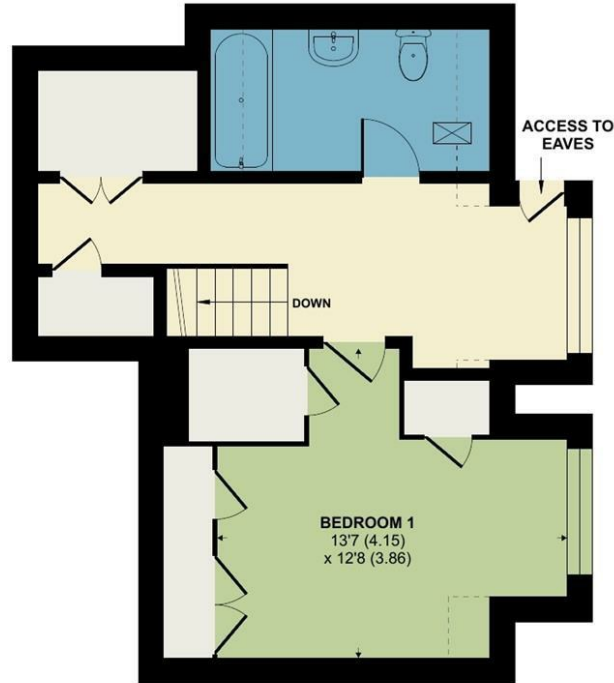


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Approximate Area = 991 sq ft / 92 sq m
 Limited Use Area(s) = 21 sq ft / 1.9 sq m
 Total = 1012 sq ft / 93.9 sq m
 For identification only - Not to scale

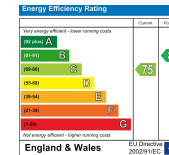


GROUND FLOOR



FIRST FLOOR

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: 1385795



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