



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ham Meadow  
Marnhull

Guide Price  
£435,000

A well proportioned detached bungalow with three double bedrooms, offered for sale with no onward chain and enjoying a peaceful cul-de-sac position at the end of a no through road. This property enjoys a quiet location in an extremely sought after part of the village and is within walking distance to the village centre, where there is a public house, convenience store with post office and hairdressers. A little further on is the village hall, which hosts a variety of events from social to sporting. The village also boasts a doctors' surgery with pharmacy, further shop with post office, two primary schools and three churches. There are some lovely walks within a very short distance of the property too. We believe that the property was built in the early 1980s and has been a very much cherished and loved home for the last twenty six years. During this time the property has been well maintained and provides comfortable accommodation with the choice to update to one's own taste, as and when. This lovely home benefits from uPVC double glazing with the windows having a painted stone mullion plus there is gas fired central heating and lots of loft storage space. The property also has the advantage of wholly owned solar panels. The bungalow has an easy to use layout with flexible room usage and must be viewed to truly appreciate the size of the accommodation - inside and outside - as well as the location. An early viewing is urged to avoid missing out on the chance to be the next owner.

The accommodation consists of spacious and welcoming L shaped entrance hall, large bright L shaped sitting/dining room with feature fireplace and kitchen fitted with plenty of cupboards and some built in appliances. There are three double bedrooms (one is currently used as the dining room) and a shower room. Outside, there is a long drive with space to park about three cars, good sized garage with power plus generously sized front and rear gardens. DRAFT DETAILS

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Market Place  
Sturminster Newton  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## ACCOMMODATION

### Inside

#### Entrance Hall

uPVC front door with inset oval shaped glass pane and full height obscured glazed window to the side opens into a spacious and welcoming entrance hall. Recessed ceiling and wall lights. Smoke detector. Access to the part boarded loft space with drop down ladder and light. Wall mounted electrical consumer unit. Coved. Central heating thermostat. Radiator. Power and telephone points. Storage cupboard fitted with shelves and housing the solar panel controls. Linen cupboard fitted with shelves. Doors to the shower room and bedrooms two and one. Paned glass doors to bedroom three/dining room, kitchen and to the:-

#### Sitting/Dining Room

A bright and spacious L shaped room with window overlooking the front garden and glazed door with full height windows to either side opening out to the rear garden. Ceiling and wall lights. Coved. Three radiators. Power and television points. Feature stone fireplace with coal effect gas fire.

#### Kitchen

Window with tiled sill overlooking the rear garden and part glazed door opening to steps that lead down to the paved seating area to the back of the bungalow. Ceiling and wall lights. Coved. Extractor fan. Central heating programmer. Radiator. Power points. Fitted with a range of kitchen units with solid wood doors consisting of floor cupboards with corner carousel, two separate drawer units and eye level cupboards and cabinets with counter lighting under. Good amount of work surfaces with tiled splash back and stainless steel sink and drainer with square mixer tap. Integrated fridge/freezer and slimline dishwasher. Space and plumbing for a washing machine. Built in eye level double electric oven with drawers under and storage cupboard above. Gas hob with extractor hood above. Tiled floor.

#### Bedroom One

Window with view of the front garden. Ceiling and wall lights. Coved. Radiator. Power points. Built in double wardrobe with sliding mirror fronted doors, hanging rail and shelves.

#### Bedroom Two

Window with outlook over the rear garden. Ceiling and wall lights. Coved. Radiator. Power points. Built in double wardrobe with mirror fronted doors, hanging rail and shelf.

#### Bedroom Three/Dining Room

Window with view over the front garden. Ceiling light. Coved. Radiator. Power points.

### Shower Room

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Extractor fan. Wall mounted electric heater. Wall mounted bathroom cabinet and display/storage shelves. Radiator. Fitted with a modern suite consisting of corner shower cubicle with mains shower, low level WC with dual flush facility and pedestal wash hand basin with mixer tap plus tilting mirror and shaver light/point above.

### Outside

#### Drive and Garage

5.66m" x 2.79m" (18'7" x 9'2")

The larger than average garage (see measurements) has an electric remote controlled up and over door, fitted with light and power plus rafter storage. There is a window to the rear and part glazed door to the side, which opens to the rear garden.

#### Gardens

The front garden is laid to lawn with shrub and flower beds and enclosed by a mature hedge. There is access to the rear from both sides of the bungalow. The rear garden has been attractively landscaped and has a paved seating area with an outside tap to the back of the bungalow with the remainder being laid to lawn, edged by beds planted with a variety of shrubs and flowers. There is also a timber summerhouse and access to the garage. The garden boasts a sunny and private aspect being enclosed by timber fencing and hedgerow.

#### Useful Information

Energy Efficiency Rating tba  
Council Tax Band E  
Gas Fired Central Heating  
uPVC Double Glazing  
Mains Drainage  
Freehold  
No Onward Chain

#### Directions

#### From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Continue on this road which becomes Burton Street. Follow the road past the shops and the Blackmore Vale public house. Take a left turn into Ham Lane and the third turning right into Ham Meadows. The property will be found a short distance on the right hand side. Postcode DT10 1LR



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.