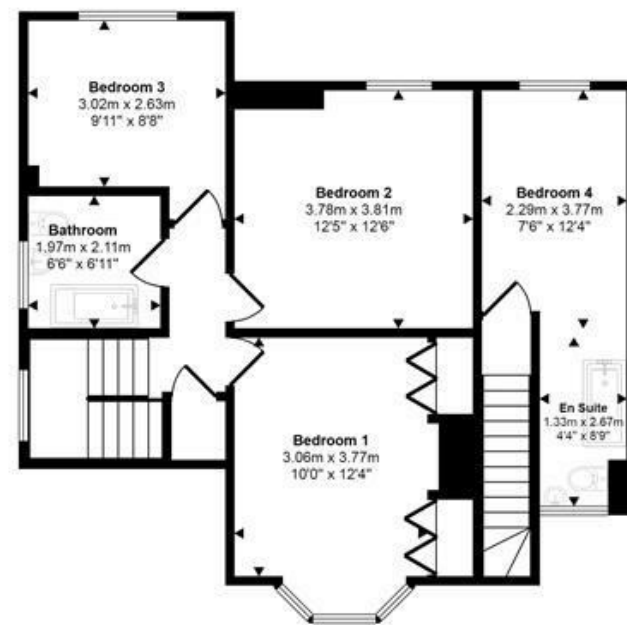


Ground Floor  
Approx 106 sq m / 1143 sq ft



First Floor  
Approx 69 sq m / 747 sq ft

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.

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Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Sackmore Lane  
Marnhull

Asking Price  
£625,000

A most wonderful chance to purchase a substantial four double bedroom detached family home presented to the market with the advantage of no onward chain, boasting some delightful countryside views in the distance and enjoying a lane side position within easy reach of the village's amenities. The property is situated in the well served and popular Dorset village of Marnhull and is within walking distance to a local shop with post office, church, primary school and a little further on is The Crown Inn. The doctors' surgery, pharmacy and village hall are a little way on as is the village centre where there is another shop with post office and public house. The property dates to the 1930s and has been a very much loved and enjoyed family home for over twenty six years. During this time it has been extremely well maintained and benefits from a rear extension, carried out about nine years ago, to provide on trend open plan living space, which is certainly the centre of the home with plenty of space for entertaining family and friends - where memories are created. The property has also been extended to the side providing an additional multi purpose reception room with bedroom above that benefits from an en-suite bathroom and would make a fantastic teenager's den. Outside, there is plenty of space for children and pets to let off steam in the safety of an enclosed large garden. Viewing is essential to truly experience this fabulous well proportioned home and its environment.

The accommodation is arranged over two floors - on the ground floor there is a welcoming entrance hall, spacious sitting room with bay window and fireplace, study and large open plan living space with outlook over the rear garden. There is also a well equipped kitchen area, separate utility and cloakroom. On the first floor there is the family bathroom and three double bedrooms. Accessed from the study stairs lead to another double bedroom with en-bathroom. Outside there is plenty of parking and a large rear garden.



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Storm Porch - Part glazed uPVC door opens into a welcoming entrance hall. Porthole window to the front part way up the staircase. Ceiling light. Radiator. Power points. LVT flooring (Luxury Vinyl Tile flooring). Stairs rising to the first floor and high level panelled doors to the cloakroom, kitchen and to the:-

#### Sitting Room

Bay window with outlook over the drive to the front. Ceiling lights. Picture rail. Three radiators. Power, telephone and television points. Feature fireplace with polished stone surround and coal effect gas fire plus shelves to one side of the chimney breast. Double doors to the dining/family room and high level panelled door to the:-

#### Study

A versatile room that offers many options for usage. Window overlooking the drive. Recessed ceiling lights. Smoke detector. Wall shelves plus coat hooks with hat shelf above. Two radiators. Power and telephone points. Stairs with recess under rising to bedroom four and double doors opening into the:-

#### Dining/Family Room

A bright and spacious room - great entertainment space. Partly sloping ceiling with skylight to the rear, two full height picture windows with outlook over the rear garden and double doors with full height windows to either side and transom window opening to the rear decked terrace. Recessed ceiling lights. Smoke detector. Two radiators. Power points. LVT flooring. Opens to the:-

#### Kitchen

Partly sloping ceiling with skylight to the rear and window overlooking the drive to the front and to the rear with view over the garden. Recessed ceiling lights. Radiator. Power points. Fitted with a range of stylish, soft closing kitchen units consisting of floor cupboards with corner carousel, pull out bin store, tall larder cupboard with carousel shelves, tall cupboard with shelves, separate drawer unit with cutlery and deep pan drawers, further set of drawers and eye level cupboards with counter lighting under. Generous amount of wood work surfaces, tiled splash back and inset one and half bowl stainless steel sink with swan neck mixer tap. Space and housing for an American style fridge/freezer. Five burner gas hob with extractor hood above. Space and plumbing for a dishwasher. Side by side eye level electric ovens, one with warming drawer under plus further storage cupboards beneath both. Breakfast area. LVT flooring. Hall with access to the main entrance and to the:-

#### Utility

Part glazed door opening to the side of the property. Ceiling lights. Wall mounted gas fired central heating boiler and programmer. Power points. Fitted with floor and eye level cupboards, tall cupboard and wood work surfaces with stainless steel sink and drainer with mono tap. Space and plumbing for a washing machine. Space for a tumble dryer. LVT flooring.

#### Cloakroom

Obscured glazed window to the side elevation. Ceiling light. Radiator. Fitted with a modern low level WC and pedestal wash hand basin. LVT flooring.

### First Floor

#### Landing

Stairs rise to a half landing with window to the side aspect and return to the main landing. Ceiling light. Power points. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. High level panelled doors to all rooms and step up to bedrooms two and:-

#### Bedroom One

Bay window to the front aspect with partial rural view. Ceiling light. Picture rail. Radiator. Power points. Built in double wardrobe with bi-folding doors, hanging rail and shelf.

#### Bedroom Two

Window to the rear with outlook over the garden and countryside in the distance. Ceiling light. Picture rail. Radiator. Power points and television connection. Victorian style fireplace.

#### Bedroom Three

Window with view over the rear garden to the countryside in the distance. Ceiling light. Picture rail. Radiator. Power points and television connection.

#### Family Bathroom

Obscured glazed window to the side elevation. Recessed ceiling lights. Extractor fan. Access to the loft space. Wall mounted mirror. Chrome heated towel rail. Fitted with a modern suite consisting of bath with mains shower over and choice of shower head, vanity wash hand basin with mono tap and low level WC with dual flush facility and concealed cistern plus shaver socket and bathroom cabinet above. Vinyl flooring.

#### Bedroom Four

Stairs rise from the study to a small landing with ceiling light and smoke detector. Door opens into the bedroom. A fabulous teenager's den. Window to the rear. Ceiling lights. Radiator. Power points. Opens to the:-

#### En-Suite Bathroom

Window to the front aspect. Recessed ceiling lights. Heated towel rail. Fitted with a bath with mixer tap and shower attachment plus tiled splash back, low level WC with dual flush facility and pedestal wash hand basin with tiled splash back.

### Outside

#### Parking and Garden

The property is accessed from the lane via bespoke handmade timber gates that open onto a large parking area (which was laid a few years ago) to the front of house. There is space to park multiple vehicles as well as space for a motorhome, boat or caravan. The frontage is shielded from the road via a mature hedge and is planted with a variety of trees and shrubs. A gate to the side of the house opens to the rear garden. The large rear garden enjoys a sunny aspect and is mostly laid to lawn, some shrub and flower beds plus a meandering path that leads down the garden to a good sized timber shed. There is also a raised decked seating area with power points. The garden is fully enclosed by timber fencing.

### Useful Information

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

### Directions

#### From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull turn left into New Street. Take a right turn into Sackmore Lane - just before the Spar Shop. The property will be found a short distance on the right hand side. Postcode DT10 1PJ



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.