

Total area: approx. 100.9 sq. metres (1086.4 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

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	



Sodom Lane
Marnhull

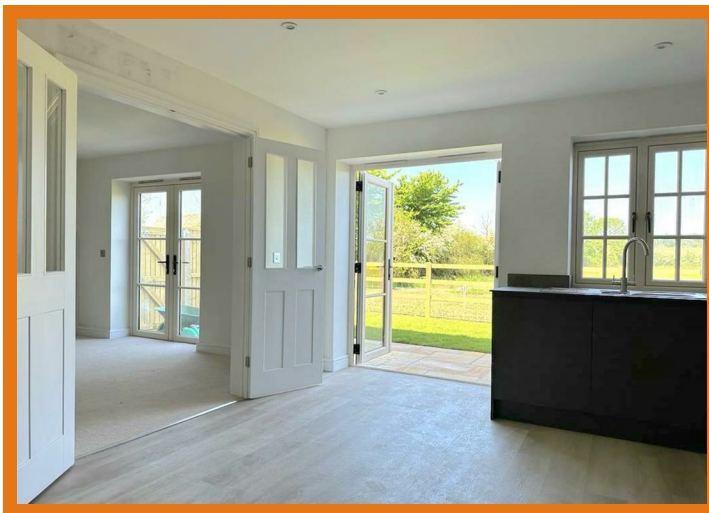
£400,000

A rare opportunity to purchase a brand new semi detached home built of natural Marnhull stone with green oak porch, three generously sized bedrooms and enjoying an edge of village location with some wonderful countryside views. The properties are finished to an exemplary standard using high quality fixtures and fittings, which include composite stone work surfaces and stylish soft closing kitchen units by Benchmark, integrated appliances and stylish contemporary bathroom suites as well as benefitting from a ten year build guarantee. The properties have oak laminate internal doors, gas central heating with underfloor heating to the ground floor and radiators to the first floor plus cream coloured country style uPVC windows and front doors. The outside space is finished with tarmac entrance, gravelled splay with parking for two cars per property, lawn areas plus an Indian Sandstone paved seating area outside of the sitting room. The site of these homes must be viewed to truly appreciate how special they are and their environment, which lies in a semi rural area but not isolated position within easy reach of all the village's amenities. STRICTLY BY APPOINTMENT ONLY.

SAP tba - Council Tax Band tba - DRAFT DETAILS

In brief, the ground floor accommodation consists of welcoming entrance hall, sitting room with double doors to the rear garden and into the kitchen/dining room, which will be fitted with plenty of cupboards and some integrated appliances. On the first floor, there is the family bathroom and three good sized bedrooms, main with en-suite shower room. Outside, there is parking for at least two cars and garden.

SAP tba - Council Tax Band tba



SODOM LANE, MARNHULL, DT10 1LD

The Property

Inside

In brief, the ground floor accommodation consists of a bright and welcoming entrance hall, sitting room with double doors leading out to the rear garden and double doors opening into the kitchen/dining room, which is fitted with plenty of quality soft closing kitchen units and built in appliances. There is also a downstairs cloakroom and study. On the first floor there is a good sized landing with windows to the front, the family bathroom and three good sized bedrooms, two with built in cupboards and the main with ensuite shower room. The first floor also benefits from some fabulous countryside views and of Duncliffe Woods in the distance.

Outside

Outside there is off road parking for

two cars, which is laid to gravel, with paths laid to Cotswold gravel and edged by timber and a turfed garden with an Indian Sandstone patio outside of the sitting room. The garden is by post and rail with stock fencing to the back and sides and in between the two properties there is close board fencing.

The Location

Marnhull

The property is on the fringe of Marnhull, which is approximately 3 miles to the north of the market town of Sturminster Newton and lies in the Blackmore Vale - an Area of Outstanding Natural Beauty. The well served village is one of the largest in Dorset with a population of about 2000 and has an active community with a variety of friendly and thriving clubs and societies plus a village hall that hosts a range of events. There is a post office, two general stores, hairdressers,

chemist and doctors surgery. In addition, there are three churches, two public houses and a number of Bed & Breakfast places, as well as a highly rated primary school. Further facilities can be found at Shaftesbury and Gillingham which are approximately 6 miles away with Gillingham benefiting from a mainline train station serving London, Waterloo and St. Davids, Exeter.

Directions

From Sturminster Newton

Leave Sturminster Newton via Bath Road heading towards Gillingham. Bypass the main turning to the village and proceed past the Crown Inn on your left. Follow the road round and down the hill. Just before the national speed limit sign, turn left into Sodom Lane where the property site will be found on the right hand side. Postcode DT10 1LD

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.