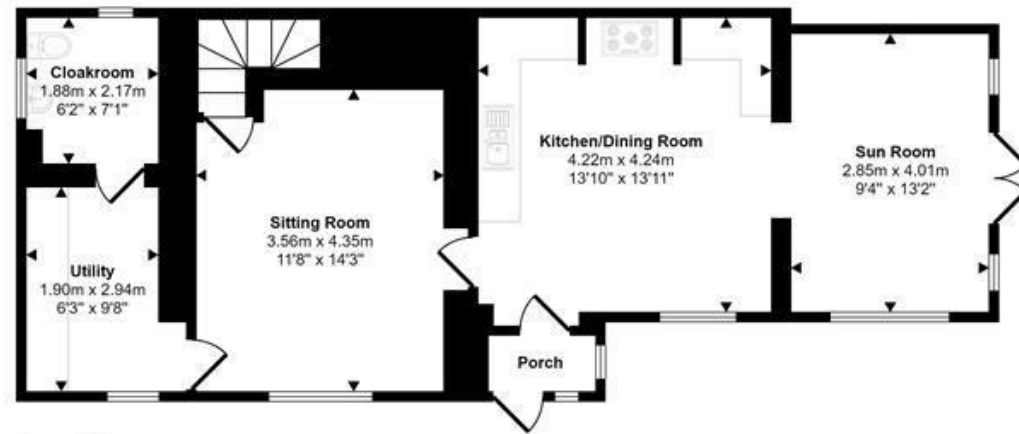
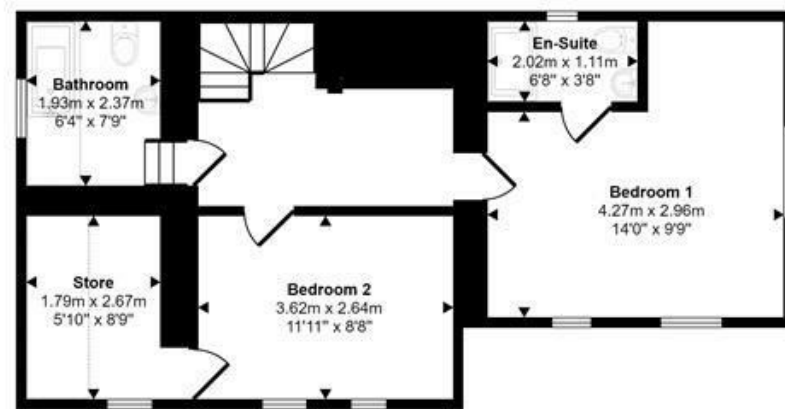


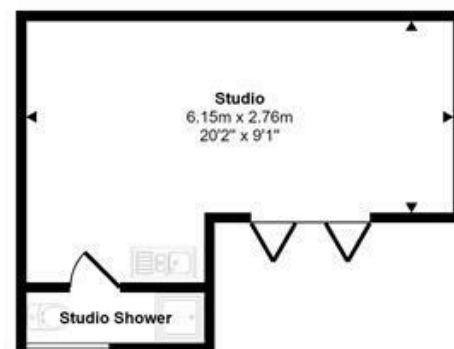
Approx Gross Internal Area  
143 sq m / 1537 sq ft



Ground Floor  
Approx 68 sq m / 729 sq ft



First Floor  
Approx 53 sq m / 572 sq ft



Studio  
Approx 22 sq m / 236 sq ft

Denotes head height below 1.5m

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



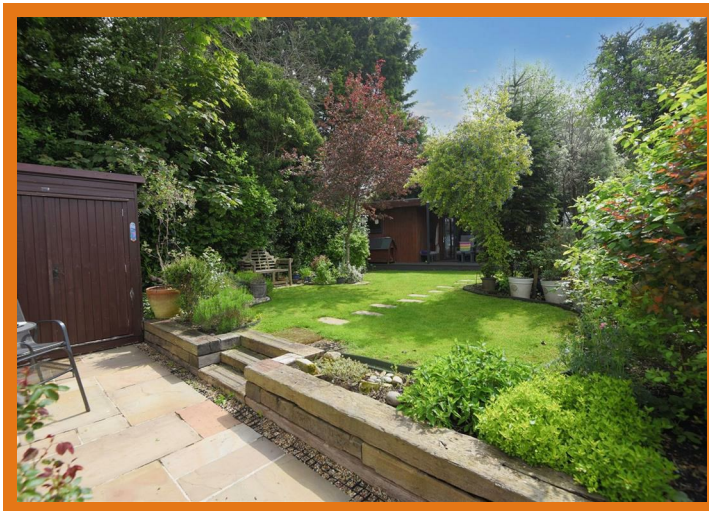
## Sodom Lane Marnhull

Guide Price  
£425,000

An attractive detached stone cottage boasting great character and charm with two double bedrooms, self contained studio and enchanting private mature gardens that enjoy a tucked away location away from public view. The cottage lies on the fringe of the well served and popular village of Marnhull and enjoys a semi rural location with views over fields and the allotments, yet is within easy reach of the amenities available. The village boasts an active community with many sports and social clubs, village hall, which hosts many events, doctor 's surgery with pharmacy, two shops, catering for everyday needs and with post office facilities plus two public houses that serve food.

The cottage, believed to be over two hundred years old, has been the very much cherished and enjoyed home of our seller for the last seventeen years, during this time it has been extremely well maintained and improved. The electrics have been updated, a new oil tank and boiler have been installed and a summerhouse added to the garden. This is a fabulous introduction to the property -it offers versatile usage with a kitchenette and shower room - a great space for extra guests, work from home space or treatment room or just a peaceful retreat to meditate. The sunroom, provides a wonderful space to bask in the natural light and enjoy the views of the garden and the kitchen dining room is a chef's dream and is ideal for hosting gatherings with family and friends. There are plenty of character features, including an inglenook fireplace with a bressummer beam, exposed stone walls, and beams that add to the ambience and warmth of the cottage.

The property blends perfectly with its environment and satisfies modern day needs with old world charm. Viewing is essential to fully realise just how special this home is and what it might offer.



**The Property**

**Accommodation**

**Inside**

**Ground Floor**

The property is approached from the drive to the front door, which opens to a useful porch with space for coats, boots and shoes plus door opening into a large combined kitchen and dining room. This is fitted with a range of country style kitchen units consisting of floor cupboards, some with drawers and open ended display shelves, plate rack and eye level cupboards with open ended display shelves and counter lighting under. There is a generous amount of granite work surfaces with a tiled splash back and double inset Butler style sink with swan neck mixer tap. There is an integrated dishwasher and an electric range style cooker with induction hob. The kitchen/dining room opens into a wonderful sun room with pitched ceiling and feature beams plus a transom triangle shaped window to the side. Double doors open out to the main garden. Also from the kitchen/dining room there is access to a delightful sitting room with exposed ceiling beams and stone wall plus an inglenook fireplace with Bressummer beam and wood burner. Doors lead to the staircase and to the utility, which houses the oil fired central heating boiler and is fitted with eye level cupboards and work surfaces. In addition, there is also a good sized cloakroom.

**First Floor**

The original flagstone staircase curves up to a roomy landing with access to the bathroom and bedrooms. The principal bedroom enjoys a

double aspect with window to the front overlooking the allotments and fields and to the side with view over the garden. It has a high level storage cupboard and built in wardrobes and benefits from an en-suite shower room. Bedroom two is also a double size and enjoys a view over the allotments and neighbouring countryside. It also has a door to a further room, which offers flexible usage - occasional bedroom, store room or study. The family bathroom has a partly sloping ceiling with feature beams, part wood panelled walls and is fitted with a bath with mixer tap and telephone style shower attachment, low level WC and pedestal wash hand basin. There is also a traditional style radiator. A feature to look out for - on entry there is a section of the original stone wall.

**Outside**

**Parking and Garden**

The property has a long gravelled drive with space to park at least four cars and leads up to the front of the cottage. Here there is the oil tank, outside water tap, a gate providing maintenance access plus a further gate opening to a seating area, laid to Indian Sandstone - this continues to the side of the cottage where there are shallow steps rising to the main garden, which is laid to lawn and has a stepping stone path leading down the garden to the summerhouse. There are borders planted with a variety of trees, shrubs and flowers. In addition, there is the old privy at the bottom of the garden and further storage shed by the side of the cottage. The garden is beautifully landscaped with a high level of privacy and sunshine and a delightful space to enjoy the

surroundings.

**Summerhouse/Studio**

This is L shaped and benefits from light and power - is fully insulated and has a kitchenette with two ring hob and its own shower room with shower and WC. A fantastic overspill accommodation for unexpected guest or even a teenage den or wonderful work from home space or treatment room.

**Useful Information**

Energy Efficiency Rating D  
Council Tax Band E  
uPVC Double Glazing  
Oil Fired Central Heating  
Mains Drainage  
Freehold

**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 and continue for a short distance. The drive to the property will be found on the left hand side, just before the allotment gates. Postcode DT10 1HR

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 firms employment has the authority to make or give any representation or warranty in respect of the property.