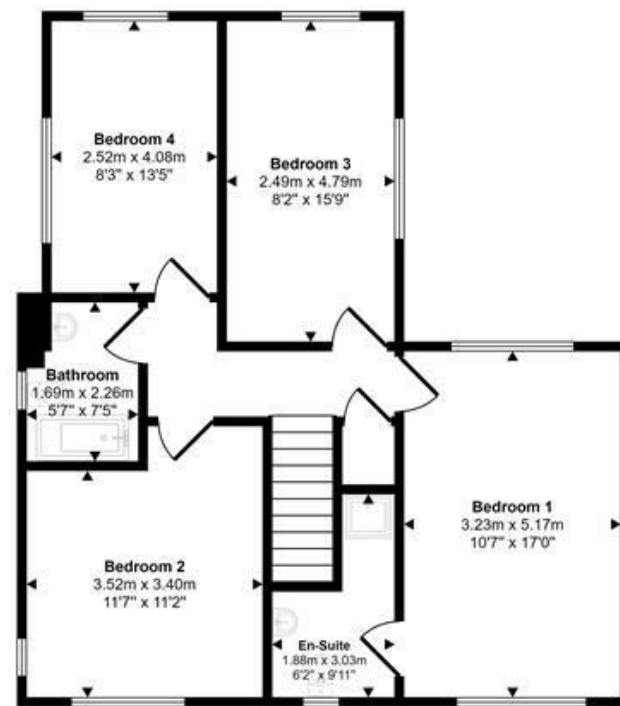




Ground Floor
Approx 70 sq m / 755 sq ft



First Floor
Approx 72 sq m / 771 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	84	
(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	



Chestnut Close Marnhull

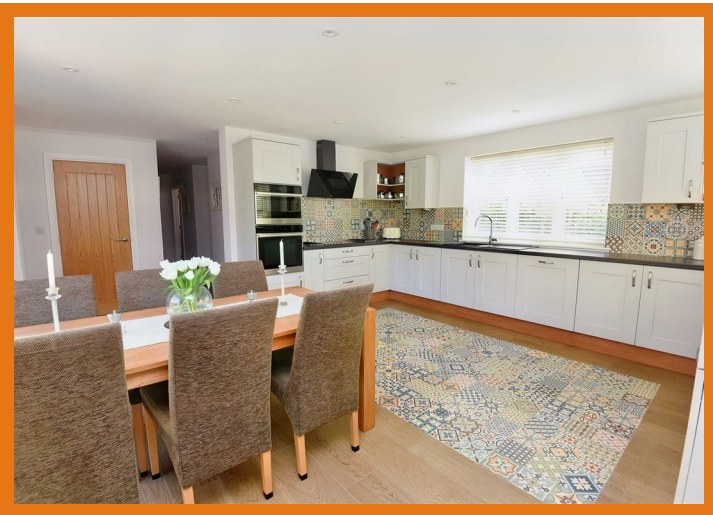
Asking Price
£635,000

A most beautifully and immaculately presented detached family home with four double bedrooms, offering contemporary living space and situated in a private road of just twelve other properties. The property is located in the well served and popular Dorset village of Marnhull, which boasts a doctor's surgery with pharmacy, two stores, one with post office, two primary schools and three churches. In addition, there is the village hall and recreational grounds and public houses. Further facilities are a short drive away in Sturminster Newton and Shaftesbury. The property was completed five years ago by a highly respected local construction company, traditionally built of local natural stone and finished to an exemplary standard using high quality fixtures and fitting, which include soft closing kitchen units from Harts of Stur and Whirlpool integrated appliances plus bathroom suites from Burlington. This fabulous home provides spacious and bright accommodation with a flowing and easy to use layout that will certainly satisfy many potential buyers' needs. The property benefits from sustainable wood framed double glazing, gas fired central heating with underfloor heating on the ground floor and the remaining six years of the Premier Build Warranty. There is an annual service fee for the upkeep of the close, which is set by the owners of the properties who become directors of the management company on completion of their purchase. This wonderful home must be viewed to really appreciate - not just the stone and mortar - but also for the feel and atmosphere that it offers, as well as the location within the village.

In brief, the ground floor accommodation consists of bright and inviting reception hall, which opens into a most fabulous open plan kitchen and dining room that is fitted with plenty of cupboards and some integrated appliances and has double doors opening to the alfresco entertaining area. There is also a dual aspect sitting room with fireplace and double doors opening to the entertaining area, study, utility room and cloakroom. On the first floor there is the main bathroom and four double bedrooms, all with a double aspect and principal bedroom with an en-suite shower room. Outside, there is gated parking for about three cars, car barn and timber clad garage - both with power and an attractively landscaped rear garden.

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ACCOMMODATION

Ground Floor

Reception Hall

Timber front door with inset glass pane opens into a bright and inviting reception hall. Recessed ceiling lights. Smoke detector. Power points. Ceramic tiled floor with heating under. Stairs rising to the first floor with deep and wide cupboard under, fitted with light and housing the underfloor heating pumps. Opening to the kitchen/dining room and oak doors to the cloakroom, utility, study and to the:-

Sitting Room

Boasting a double aspect with window to the front and double doors opening to the paved alfresco entertaining area. Ceiling lights. Smoke detector. Power, telephone and television points. Fireplace with timber mantel, slate hearth and remote controlled coal effect gas stove. Underfloor heating and controls.

Study

Window overlooking the drive to the front. Ceiling light. Power, telephone and television points. Control for the underfloor heating.

Kitchen/Dining Room

Enjoying a triple aspect with window to the side and overlooking the rear garden plus double doors opening out to the alfresco entertaining area. Timber door with inset glass pane opening to the rear garden. Recessed ceiling lights. Smoke detector. Power, telephone and television points. Fitted with a range of contemporary, soft closing, Shaker style kitchen units consisting of floor cupboards, separate drawer unit with deep pan and cutlery drawers and eye level cupboards and shelves with counter lighting under. Generous amount of work surface and tiled splash back and inset one and half bowl sink and drainer with swan neck mixer tap. Integrated dishwasher and fridge/freezer. Induction hob with extractor hood above. Built in electric oven and combination microwave with storage cupboards above and below. Part Moroccan style tiled floor and ceramic tiled floor with underfloor heating.

Utility Room

Window to the side aspect. Recessed ceiling lights. Extractor fan. Power points. Wall cupboard housing the gas fired central heating boiler. Fitted with a range of floor and eye level cupboards with counter lighting under and work surface with inset stainless steel sink and mono tap. Tall utility cupboard with shelves to one side and space and plumbing for a washing machine to the other plus tumble dryer above. Ceramic tiled floor with underfloor heating.

Cloakroom

Recessed ceiling lights. Extractor fan. Fitted with a wall hung wash hand basin with tiled splash back and low level WC with full height tiled splash back in a herringbone pattern. Ceramic tiled floor with underfloor heating.

First Floor

Landing

Stairs rise to a bright landing with oak doors to all bedrooms and the family bathroom. Recessed ceiling lights. Smoke detector. Access to the part boarded loft space with drop down ladder and light. Central heating programmer. Radiator. Power points. Airing cupboard housing the unvented hot water cylinder.

Bedroom One

Boasting a double outlook with window to the front and rear. Ceiling lights. Radiator. Power, telephone and television points. Oak door to the:-

En-Suite Shower Room

Obscured glazed window to the front elevation. Recessed ceiling lights. AirVac for ventilation. Part tiled walls. Combination traditional style radiator and heated towel rail. Fitted with a modern suite consisting of low level WC, pedestal wash hand basin with mixer tap and shaver socket to the side plus a large walk in tiled shower cubicle with choice of monsoon or hand held shower head and folding screen. Tiled floor.

Bedroom Two

Window to the side and front - both enjoying a degree of countryside view. Ceiling light. Radiator. Power, telephone and television points.

Bedroom Three

Windows overlooking the side and rear gardens. Ceiling light. Radiator. Power, telephone and television points.

Bedroom Four

Window with outlook over the rear garden and to the side with a partial rural view. Ceiling light. Radiator. Power, telephone and television points.

Bathroom

Obscured glazed window to the side elevation. Recessed ceiling lights. AirVac for ventilation. Wall mounted mirror fronted bathroom cabinet. Combination traditional style radiator and heated towel rail. Part wood panelled walls. Fitted with a modern suite consisting of bath with mixer tap and rainfall shower head attachment plus screen and full height tiling to the surrounding walls, low level WC and pedestal wash hand basin with shelf over and shaver socket to the side. Tiled floor.

Outside

Parking, Garage and Carport

The property is approached from the side via double timber gates that open to a gravelled drive and enclosed by a low stone wall. There is space to park about three cars and leads to the - Garage - (5.21 m x 2.90 m - 17'1" x 9'6"). This has double timber doors, fitted with light and power. Attached to the side of the garage is the Car Barn - (5.21 m x 2.79 m - 17'1" x 9'2"). This also has light and power.

Garden

To the side of the car barn there is an opening to the rear garden - here there is a bin store area and composting bays. The rest of the side garden is laid to lawn, there is also a water tap and outside power sockets. A metal arch with laurel hedging to either side opens to the main body of the gardens. These are laid to lawn and edged by beds planted with a variety of shrubs. There is also an Indian Sandstone paved area, which is ideal for alfresco entertaining and dining. There is also a greenhouse. The gardens are enclosed by picket fencing and hedgerow.

Useful Information

Energy Efficiency Rating B
Council Tax Band F
Gas Fired Central Heating - underfloor on ground floor/radiators on first floor
Sustainable Wood Framed Double Glazing
Mains Drainage
Freehold
Private Road - £850 per annum Maintenance Charge

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. Turn left into Sackmore Lane. Then left into Chestnut Close, where the property will be found on the first left hand corner. Postcode DT10 1FT

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.