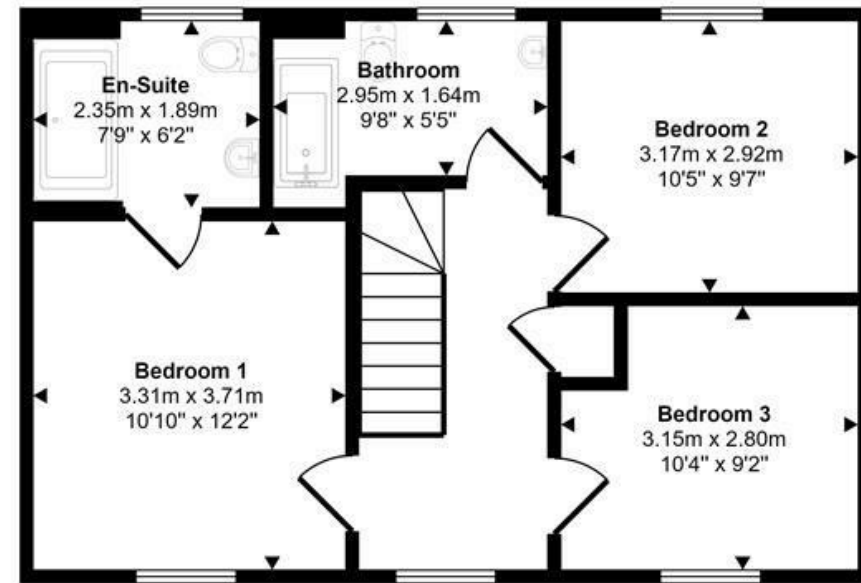


Ground Floor  
Approx 50 sq m / 540 sq ft



First Floor  
Approx 51 sq m / 549 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.



## Higher Stour Meadow Marnhull

Asking Price  
£550,000

A great chance to purchase a brand new high quality family home with three double bedrooms, presented to the market with no onward chain and situated on a small select development in the well served village of Marnhull. The property enjoys a fabulous location, just a short walk to open countryside and within easy reach of one of the village shops, which caters well for everyday essentials and has a range of services. In addition, there is another shop with post office, two highly rated primary schools, doctor's surgery with pharmacy, three churches and a village hall with recreational grounds that host many events. The village has a strong community where you can get involved in many societies and clubs.

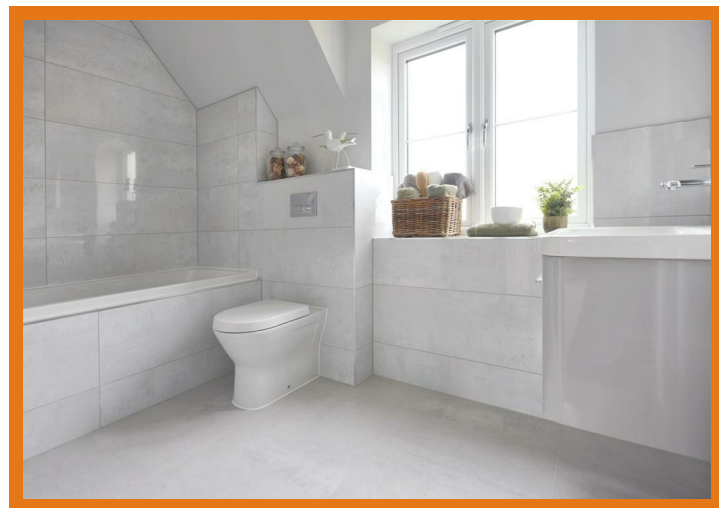
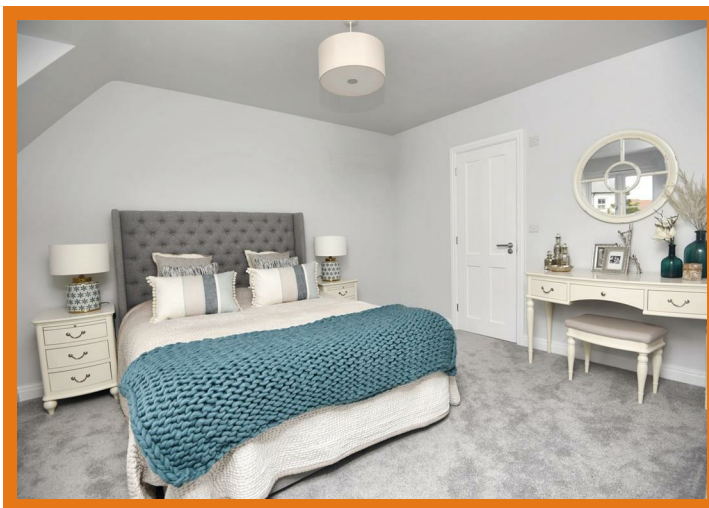
Aesthetically pleasing, the property has a Georgian style double fronted appearance using local Marnhull stone and has recently been constructed by an award winning, well reputed local building company to an exacting standard, using high quality fixtures and fittings. The kitchen has a luxury finish - fitted with soft closing units and quartz work surfaces and includes high calibre branded built in appliances. The contemporary bathroom suites boast porcelain tiles and stylish fixtures and there is Amtico in the main ground floor areas with the exception of the sitting room, which has carpet and enjoys an attractive Hunters stove and granite hearth. The property benefits from underfloor heating on the ground floor with each room being individually controlled and radiators on the first floor as well as uPVC double glazing and the National House Building Council ten year guarantee.

Outside, the gardens are laid to lawn and enclosed by brick walls and timber fencing and the rear has a large paved sun terrace. This lovely property must be viewed to really appreciate the well laid out, bright and spacious accommodation. An early viewing is strongly urged to avoid missing out on the chance to be the first owner.

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                                 |  |                         | 93        |
| (81-91) B                                   |  | 83                      |           |
| (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 |           |



## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the pavement onto a path that leads to the storm canopy over the front door. This opens into a spacious and welcoming entrance hall with wood effect Amtico flooring, stairs rising to the first floor and glazed doors to the sitting room and kitchen/dining room. The bright sitting room boasts a dual aspect with windows overlooking both the front and rear gardens. There is also a fireplace with granite heath and wood burner from Hunters Stoves. The kitchen area is fitted with a range of high quality soft closing Shaker style units consisting of floor cupboards with drawers, separate drawer unit with deep pan and cutlery drawers plus eye level cupboards with counter lighting under. There is a generous amount of quartz work surfaces with matching upstand and inset one and a half bowl sink with swan neck mixer tap. The integrated appliances consist of fridge/freezer, dishwasher and ceramic hob with splash back and extractor hood above as well as an eye level electric oven with hide and slide door and a combination microwave oven. Double doors in the dining area lead out to the paved sun terrace. The floor is laid to wood effect Amtico flooring. Also on the ground floor there is a utility room with the boiler and good sized cloakroom. The ground floor benefits from underfloor heating with each room being individually controlled.

##### First Floor

Stairs rise and curve up to a roomy and light galleried landing with white panelled doors to all rooms. There are three double sized bedrooms - all with television points, two with partial rural views. The main bedroom has a en-suite shower room fitted with a contemporary and stylish suite consisting of large walk in shower with mains shower and choice of monsoon or hand held shower head, low level WC with concealed cistern and wall hung vanity wash hand basin with mono tap. The main bathroom is also fitted with a stylish suite comprising:- bath with wall mounted tap and mains shower over plus full height tiling to the surrounding walls, low level WC with concealed cistern and wall hung vanity wash hand basin with mono tap. Both the en-suite and bathroom have shaver sockets, heated towel rails, sensor mirrors and porcelain tiling to the walls and floor. The first floor is heated via radiators.

#### Outside

##### Parking and Garage

The property is approached from the end of the cul-de-sac onto a block paved drive with space to park two to three cars comfortably and leads to the garage. The

garage measures - 6.02 m x 3.15 m/19'9" x 10'4". It has an up and over door, separate consumer unit and is fitted with light and power. There is rafter storage accessed by a pull down metal ladder and a part glazed door to the side opens to the rear garden.

#### Gardens

The front garden is laid to lawn, planted with a tree and enclosed by a brick wall capped with metal railings. A timber gate from the drive opens to the rear garden. There is a large paved sun terrace with outside light and water tap and the remainder of the garden is laid to lawn and enclosed in part by brick wall and timber fencing. There is also an external power point and a gravelled area to the rear and side of the garage that offer storage space and ideal for bins.

#### Useful Information

Energy Efficiency Rating B

Council Tax Band E

uPVC Double Glazing

Gas Fired Central Heating - Underfloor on the ground floor and radiators on the first floor

Mains Drainage - Via a pumped system

Freehold

No Onward Chain

There will be a yearly charge of £138.46 (estimated) for the pumping station and upkeep of the communal areas.

#### 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 New Street. Continue on this road passing the village shop. A short way after turn right into Kentisworth Road. Proceed to the end of the cul-de-sac and bear to the right. This leads into the development. The property will be found on the left hand side, occupying a central position. Postcode DT10 1PQ

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.