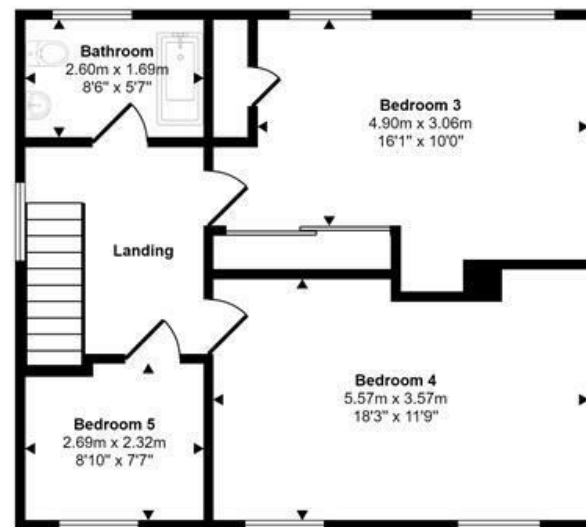


Ground Floor  
Approx 126 sq m / 1359 sq ft



First Floor  
Approx 61 sq m / 660 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.



## Sackmore Lane Marnhull

Guide Price  
£600,000

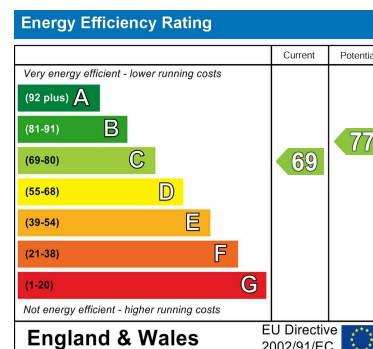
A spacious and adaptable village home, offering just over 2000 sq. ft (188 sq. m) of living space, with five very generously sized bedrooms, two with en-suite shower rooms, two reception rooms and enjoying a lane side position in the well served village of Marnhull. The village boasts a thriving community with many events taking place in the hall and recreational grounds, there are three churches, choice of two highly rated primary schools, two public houses plus doctor's surgery with pharmacy as well as two shops - one with a post office.

The flexible accommodation is perfect for an existing or growing family as well as generating income from Airbnb or Bed & Breakfast or creating a home for a relative who needs some support but with a level of independence too. Furthermore, the principal bedroom suite lends itself to other needs - a wonderful teenage studio, work from home space or an office to run a business from, with four separate external entrances - all options are viable. Outside, there is parking available for up to four vehicles and the easy maintenance gardens are perfect for those with a busy lifestyle but who still wish to enjoy the beauty of outdoor spaces without the hassle of extensive upkeep. This lovely home also enjoys some delightful views of the surrounding fields and the church tower in the distance, adding a touch of English countryside charm to your everyday life.

It is imperative that a viewing is carried out to fully appreciate all the choices this home offers and how it will satisfy your own individual needs. This type of property, with these facilities, is rare in this location, as such, it is highly recommended that an early viewing is booked to avoid missing out on the chance to be the next owner.

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## The Property

### Accommodation

#### Inside

##### Ground Floor

Paned glass door with full height window to one side opens into a light and welcoming entrance hall with wood effect vinyl flooring, stairs rising to the first floor and doors to the inner hall and to the sitting room. The sitting room enjoys plenty of natural light from the bay window that overlooks the front garden and has a fireplace with wood burner. From the inner hall there is access to the kitchen and dining room. The spacious dining room has double doors opening to the rear and views over the adjoining field and access to the principal bedroom suite. The kitchen looks out to the field to the rear and is fitted with a range of modern solid Oak kitchen units consisting of floor cupboards, separate drawer unit with cutlery and deep pan drawers and eye level cupboards. There is a good amount of granite work surfaces with matching upstand and inset sink with aerator swan neck mixer tap and separate drinking water tap plus a water softener. There is space for under counter fridge, slot in cooker plus space and plumbing for a dishwasher. In addition, there is a utility room that may be used as a kitchen, depending on needs and usage. From the utility there is access to the rear garden and to the drive at the front as well as to bedroom two which benefits from an en-suite shower room. The principal bedroom suite offers flexible usage, depending on requirements and is currently laid out as a dressing room with en-suite shower room and bedroom that overlooks the front garden and has a walk in wardrobe. There is a large boarded loft space with light and power above the whole suite.

##### First Floor

The large galleried landing benefits from a window to the side and has access to the part boarded loft space, which has plenty of storage space plus a pull down ladder, all the bedrooms and family bathroom. There is a generously sized single bedroom plus two large double bedrooms, all with countryside views of fields and to the front of the church tower. Bedroom three also has fitted wardrobes and cupboard housing the combination gas fired central heating boiler. The family bathroom is fitted with a modern suite consisting of a combination vanity wash hand basin with mono tap and low level WC with dual flush facility. There is also a bath with mixer tap and shower attachment, folding screen and full height tiling to the surrounding walls.

#### Outside

##### Parking

The property is approached from the lane onto a

tarmacadam drive with space to park at four cars.

#### Gardens

The remainder of the frontage is laid to lawn with beds planted with a variety of shrubs and trees. A gate to the side of the house opens to the a path that leads to the rear garden. This is laid to lawn with a raised decked seating area to the back of the house with remote controlled canopy above it. There is also a timber garden shed and work shop. The garden enjoys good privacy with a sunny aspect backing onto fields. Part of the garden is fenced off for visitors but this could easily be incorporated in to the main garden.

#### Useful Information

Energy Efficiency Rating C

Council Tax Band F

uPVC Double Glazing

Gas Fired Central Heating from a Combination Boiler

Mains Drainage

Freehold

Income Potential or Granny Annexe

#### Directions

##### From the Sturminster Newton Office

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. On a right hand bend turn left into Sackmore Lane. The property is a short distance on the right hand side before the turning left into Sackmore Green. Postcode DT10 1PN