

Floorplan

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.

**1 Market House
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Sturminster Newton
Dorset
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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	



Ashley Road Marnhull

**Asking Price
£325,000**

Situated in a desirable residential and popular area of the well-served village of Marnhull, is this spacious three-bedroom detached bungalow offering a fantastic opportunity to create a truly special home. With plenty of scope to personalise and update, this well-proportioned property is perfect for those seeking single-level living in a peaceful yet well-connected location.

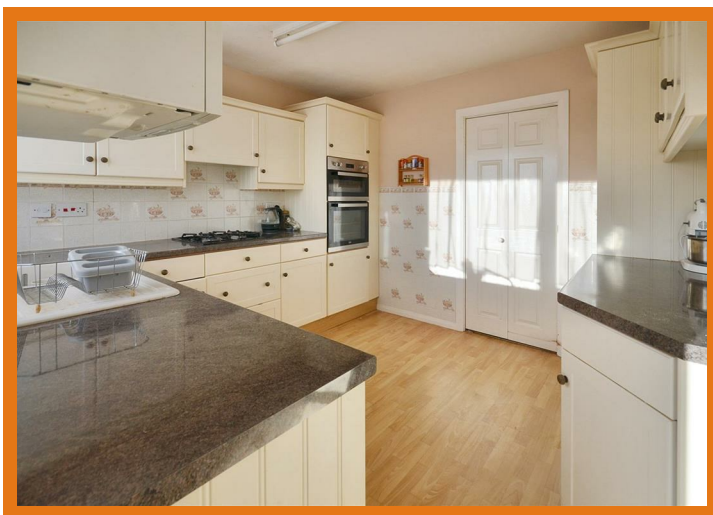
Inside, the large sitting/dining room is bathed in natural light, providing a warm and inviting space for both relaxation and entertaining. A lovely feature fireplace adds charm and character, making it the perfect focal point for cosy evenings. The country-style kitchen is fitted with a range of traditional units, offering ample storage and workspace, with potential to modernise to suit contemporary tastes. A useful rear porch provides additional storage and access to the garden.

The property benefits from three generously sized bedrooms, each offering flexibility for family living, guests, or even a home office. A modern shower room and a separate cloakroom ensure practicality and convenience.

Outside, the well-proportioned rear garden offers a private and peaceful outdoor space, with plenty of room for landscaping, gardening, or simply enjoying the fresh air. The long driveway provides ample off-road parking, leading to a detached garage, ideal for secure storage or workshop use.

Set within the charming village of Marnhull, this home is within easy reach of local amenities, including shops, pubs, and scenic countryside walks. With no onward chain, this bungalow presents a rare opportunity to create a personalised haven in a sought-after location.

Early viewing is highly recommended!



The Property

Accommodation

Inside

Gentle steps rise to the front door, which opens into a welcoming entrance hall with access to all the main accommodation. There is also access to the loft space and a double sized linen cupboard with a radiator. The sitting room benefits from a triple aspect with two windows to the side, window overlooking the frontage and a glazed door with full height windows to either side opening to the rear garden. There is also a feature stone fireplace and serving hatch to the kitchen.

The kitchen overlooks the rear garden and is fitted with a range of country style units consisting of floor cupboards with drawers, separate drawer unit and eye level cupboards. There is a generous amount of work surfaces with a tiled splash back and a one and a half bowl ceramic sink and drainer with a mixer tap. There is space and plumbing for a washing

machine, housing for a fridge/freezer and an eye level built in double electric oven plus a gas hob with an extractor hood above. A concertina door opens to a useful rear porch with door to the garden.

All three bedrooms are a good size - two doubles and a well proportioned single bedroom. In addition, there is a shower room and separate cloakroom.

Outside

Garage and Parking

The property is approached from the road onto a long drive with space to park at least three cars and leads up to the garage. This has an up and over door, plus personal door opening to the rear garden.

Gardens

The front garden is laid to lawn, edged by flower beds and enclosed on one side by a hedge. The rear garden has a paved seating area to the back of the bungalow which opens to a good sized lawn. At the bottom of the garden there are shrub

and flower beds with a path running behind that opens out to a gravelled area and a shed. There is an outside tap and timber gate to the drive.

Useful Information

Energy Efficiency Rating tba
Council Tax Band D
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

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. Then first right into Phillips Road and first right into Ashley Road. Follow the road round and the property will be found on the left hand side. Postcode DT10 1LQ

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.