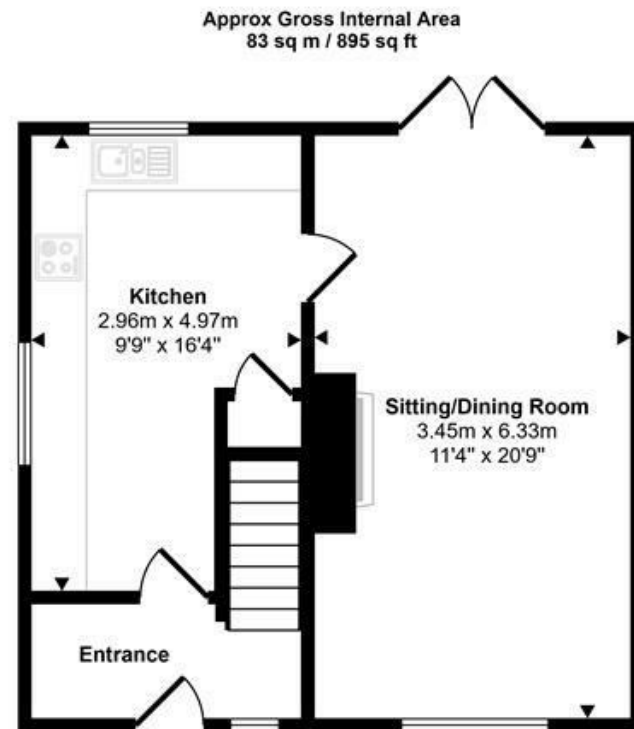
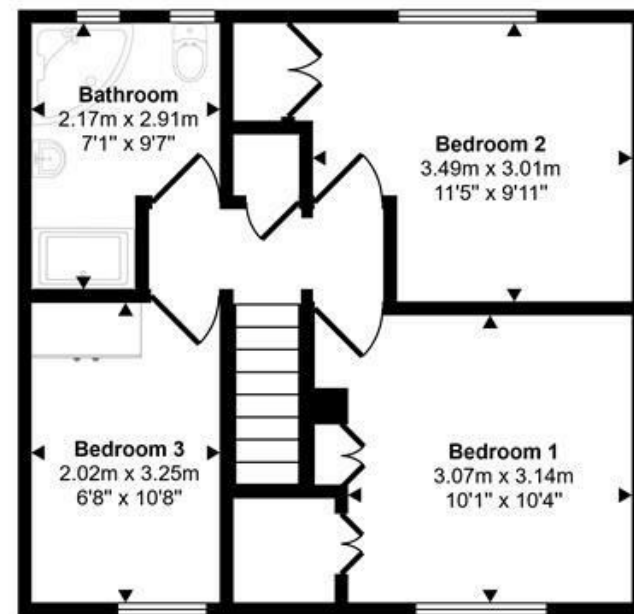


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selling and letting properties



Ground Floor
Approx 42 sq m / 448 sq ft

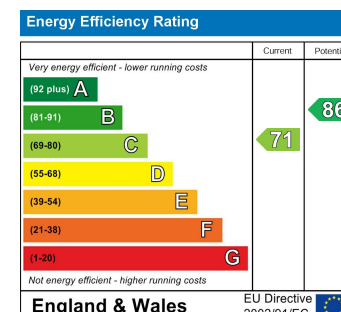


First Floor
Approx 42 sq m / 447 sq ft

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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk



Stoneylawn
Marnhull

Offers In Excess Of
£300,000

Set on the edge of a sought-after Dorset village, this delightful semi-detached home is perfect for families looking for space, comfort, and delightful rural scenery. With far-reaching views from the first floor and a generous garden full of potential, this property offers a wonderful balance of village life and open countryside.

Inside, the home boasts three well-proportioned bedrooms, each featuring built-in wardrobes for convenient storage. The spacious sitting/dining room is a warm and inviting space, complete with an open fireplace and double doors leading to the expansive rear garden—ideal for both relaxing and entertaining. The well-equipped kitchen offers ample cupboard space, making it both practical and stylish.

Outside, the large driveway provides generous parking for multiple vehicles, with enough space for a caravan, boat, or motorhome. The rear garden is a real highlight, offering endless possibilities for landscaping, gardening, or simply enjoying the fresh Dorset air.

With its convenient setting, excellent local amenities, and fantastic potential, this home is a rare find—an opportunity to enjoy the best of both village charm and countryside living. Don't miss out on making it yours!

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The Property

Accommodation

Inside

Ground Floor

The front door opens into the entrance hall with stairs rising to the first floor and door into the kitchen. There is also the wall mounted gas fired central heating boiler and plenty of room for coats, boots and shoes. For practicality, the floor is tiled. The kitchen benefits from a double aspect with window to the side and one overlooking the rear garden. It is fitted with a range of modern wood grain effect units consisting of floor cupboards with drawers, separate cutlery and deep pan drawers and eye level cupboards and cabinet. There is a generous amount of work surfaces with a tiled splash back and a one and a half stainless steel sink and drainer with a swan neck mixer tap. The electric oven is built in with a gas hob and extractor hood and there is space and plumbing for a washing machine and dishwasher.

The sitting/dining room enjoys a double aspect with window to the front and double doors opening to the rear garden. There is an open fireplace with a timber surround and tiled hearth.

First Floor

The landing provides access to the airing cupboard housing the hot water cylinder plus natural wood panelled doors to the bedrooms and bathroom. There are two double bedrooms plus a good sized single bedroom - all with built in wardrobes. The bathroom is fitted with a suite consisting of shower cubicle with an electric shower, pedestal wash hand basin, corner bath and a low level WC.

Outside

Parking and Garden

A five bar timber gate opens to the drive, which offers a generous amount of parking for numerous vehicles or for a caravan, boat or motor home. It is partly laid to tarmacadam/concrete and stone chippings and enclosed by hedgerow

and picket fencing. A gate opens to the large rear garden, which is mostly laid to lawn with paved and decked seating areas and a stepping stone path to the sheds. There are trees and planters with plenty of scope to add your own touches. The garden is fully enclosed with a sunny aspect.

Useful Information

Energy Efficiency Rating tba
Council Tax Band B
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Direction

From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull continue on the main road passing the Crown Inn, soon after the road bends to the left, just after the bend turn right into Stoneylawn, then left into the cul de sac where the property will be found on the left hand side. Postcode DT10 1HW

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.