



Higher Stour Meadow, Marnhull

A wonderful chance to purchase a three year old detached family home with four double bedrooms, backing onto open countryside with views of Duncliffe Wood in the distance and situated on a small select development in the well served village of Marnhull. The property occupies a substantial corner position in this quiet cul de sac and benefits from the largest plot in the development which provides for a fantastic L-shaped garden. It is just a short stroll to some fabulous rural walks and 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 and a village hall with recreational grounds that host many events, and two public houses. The village has a strong community where you can get involved in many societies and clubs. The larger towns of Shaftesbury, Gillingham and Sherborne are all easily accessible.

This stylish traditionally built home with attractive detailing, brick archway to entrance and sash windows expresses understated luxury. Accommodating today's trends, there is a combined kitchen and dining room - which will surely be the heart of the household with plenty of space to hold family gatherings or entertain friends. The kitchen area is fitted with soft closing units, quartz work surfaces and high end appliances together with stylish and practical Amtico flooring. The sitting room has a fireplace with wood burner - perfect for those chilly evenings and creates a warm and relaxing atmosphere for all to enjoy. With four double bedrooms, this lovely home provides plenty of room for an existing or growing family and for weekend guests. Outside, there is generous parking, double garage and a large private garden with a good sized patio area - great for alfresco dining.

This property offers the perfect blend of countryside living with modern convenience.





The Property

Accommodation

Inside

Ground Floor

The property is approached from the drive to an attractive frontage with arched storm porch to the front door - this is flanked by two full height windows, transom window - and opens into a welcoming and bright reception hall with Amtico wood effect flooring and oak doors to the cloakroom, kitchen/dining room and to the sitting room. The cloakroom is fitted with a modern suite of low level WC with concealed cistern and a vanity wash hand basin plus a door to the large understairs storage cupboard. The sitting room boasts a triple aspect with sash windows to the side, front and rear with view over the garden to the adjoining countryside. There is a fireplace with a slate hearth and wood burner. From the dining area there is a sash window overlooking the drive and glazed door with full height windows to either side, which opens to the side paved sun terrace. The kitchen area has a sash window overlooking the rear garden and fields beyond and is fitted with a range of stylish Shaker cabinets and units. There is a generous amount of quartz work surfaces with matching upstand and inset one and half bowl sink with swan neck mixer tap. The built in appliances include side by side electric ovens and induction hob with an extractor hood above, fridge/freezer and dishwasher. The floor is laid to Amtico wood effect flooring. The utility room has a door to the rear garden, cupboard housing the gas fired central heating boiler plus floor and eye level cupboards and space and plumbing for a washing machine and tumble dryer. The ground floor benefits from underfloor heating.

First Floor

On the first floor there is the main bathroom, which is fitted with a modern suite consisting of low level WC with dual flush facility and concealed cistern, wall hung vanity wash hand basin and bath with wall mounted tap and mains shower over with hand held shower head. In addition, there are four double sized bedrooms, two with

fitted Sharps wardrobes and the main with an en-suite shower room. Many of the rooms enjoy a degree of a rural outlook and all the windows are sash style. The first floor is heated via radiators.

Outside

Parking and Double Garage

The property is approached from a block paved drive with space to park multiple vehicles and leads up to the double garage. This has two remote controlled electric up and over doors, fitted with light and power and has loft storage above, accessed via a pull down ladder. A personal door to the side opens out to the side garden. The garage measures 6.02 m x 6.35 m/19'9" x 20'10".

Garden

A metal lockable gate to the side of the house opens to the large garden. This is an L shape with the rear part of the garden backing onto fields. There is also a wooded area for wildlife. The lawn is bordered by beds planted with a variety of shrubs and flowers and to the side of the house there is a good sized patio. The garden is much larger than average for a new home and enjoys a high degree of privacy.

Useful Information

Energy Efficiency Rating B

Council Tax Band F

uPVC Double Glazing

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

Full Fibre Broadband

Mains Water and Drainage

Freehold

There is an annual Service Charge of approximately £250 for the upkeep of the communal areas

Remainder of ten year NHBC Warranty.

Location

Marnhull

Marnhull is a picturesque village in North Dorset,

England, situated in the Blackmore Vale. Known for its charming countryside, historic thatched cottages, and traditional English pubs, Marnhull was famously depicted as "Marlott" in Thomas Hardy's *Tess of the d'Urbervilles*. The village boasts a strong community spirit, with a church dating back to the 15th century, local shops, and scenic walking trails. Its peaceful rural setting makes it a quintessential English village with a rich heritage and natural beauty.

The village offers an excellent range of facilities that cater to both residents and visitors. The village has two traditional pubs, The Crown Inn and The Blackmore Vale Inn, both serving food and local ales. There are also local shops, including a convenience store and a post office. The village has a primary school, a doctor's surgery, and a village hall that hosts various community events and activities. Additionally, Marnhull has a recreation ground, a tennis club, and several walking and cycling routes, making it an ideal location for outdoor enthusiasts. The area is served by excellent schools both in the private and public sectors. These include Hanford, the Sherborne schools, Leweston, Bryanston, Port Regis, Hazelgrove, Sandford and Canford.

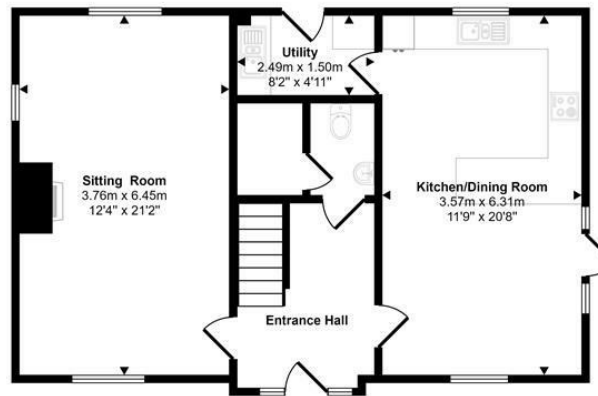
Directions

From Sturminster Newton

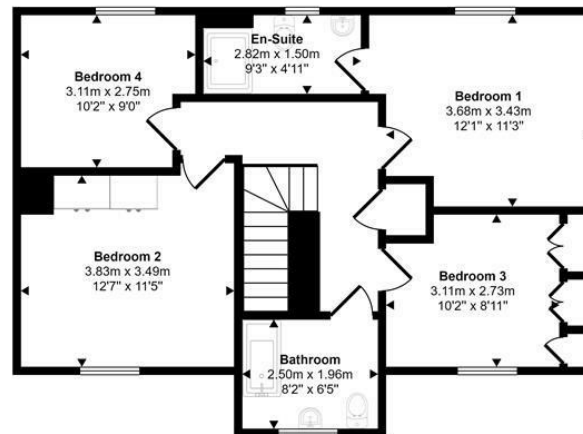
Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto New Street. Continue on this road passing the village shop. A short way after turn right into Kentisworth Road. Proceed to the end of the cul-de-sac and bear to the right. This leads into the development. The property will be found at the top right hand corner. Postcode DT10 1PQ



Approx Gross Internal Area
132 sq m / 1426 sq ft



Ground Floor
Approx 65 sq m / 699 sq ft



First Floor
Approx 68 sq m / 727 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.

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