

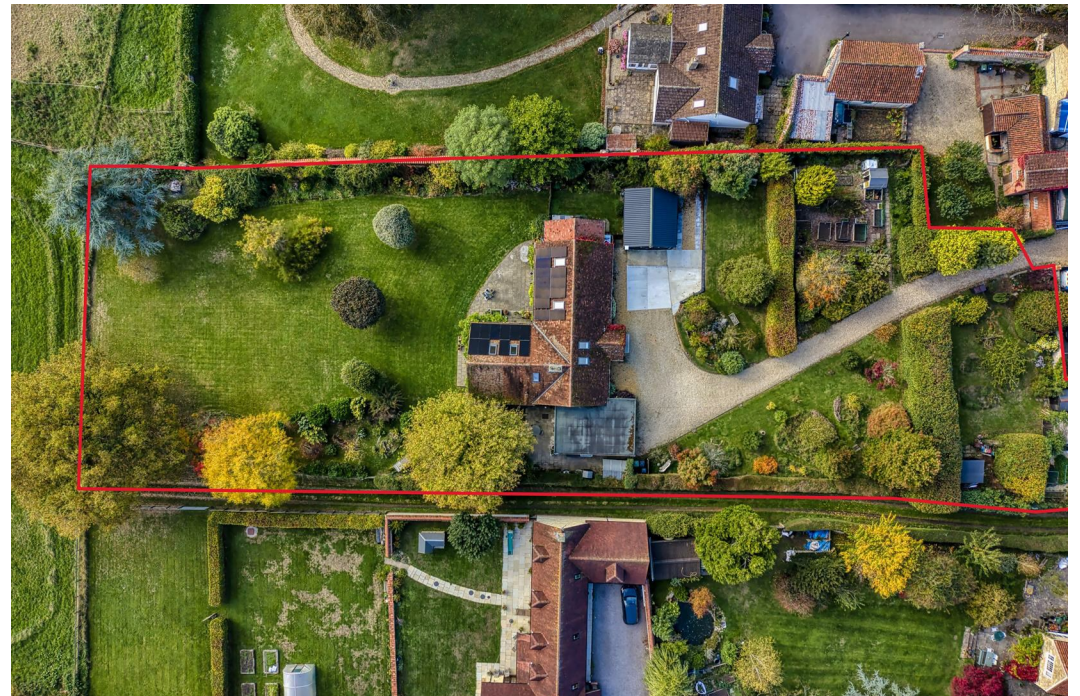


Burton Street, Marnhull

Enjoying a secluded position in the sought-after village of Marnhull, this much-loved detached chalet-style home offers the perfect balance of countryside tranquillity and village life. Set in about an acre of beautiful gardens that back onto open fields, the property boasts some wonderful views across the Blackmore Vale, yet is only a few steps from the heart of the village with its welcoming community, shops, and amenities. Originally renovated ten years ago as a forever home, the property offers around 3,600 sq. ft. of versatile living space, thoughtfully designed for modern life.

From the moment you step inside, you can feel the warm and welcoming atmosphere, that this home exudes. The generous open-plan sitting/dining area forms the core of the home, it is a space made for entertaining, relaxing, and gathering with loved ones, and for warmer months, the sliding and bi-folding doors allow the outside in. The kitchen, complete with a walk-in pantry, blends practicality with charm, perfectly suited to family cooking. A utility room, cloakroom, and an essential boot room, ensure the home is ready for every season of country living. The three double bedrooms, two with en-suites, plus a stylish shower room, make it ideal for family members or guests. Internal access to the garage adds valuable flexibility — with scope to create an annexe or studio if desired. On the first floor, the principal suite enjoys rural views and an en-suite, and the two connecting rooms - a walk-in dressing room and a home office, are easily adaptable into another double bedroom. This flexibility ensures the home evolves beautifully with family needs.

This home is made for family life, where children and pets can explore the garden, where friends gather for summer barbecues. With its peaceful setting, adaptable layout, and proximity to village life, this exceptional property offers space, comfort, and connection — the very best of country living.





The Property

Accommodation

Inside

Ground Floor

A contemporary style front door opens into a generously sized and welcoming reception hall with a full height window and glazed door, which opens to the main hallway. The reception hall has plenty of room for visitors' coats, boots and shoes and has a practical tiled floor. The hallway provides access to the bedrooms, family shower room, the kitchen and dining area. There is wood flooring adding warmth to the hall and this continues into the dining area. The open plan living space offers a wonderful social space for family and friends to gather. The dining area has ample space for a large table and chairs as well as cabinets or sideboards and opens into a fabulous place for relaxing with plenty of room for settees and armchairs. It benefits from a good deal of natural light with a window to the side, tri-sliding doors out to the rear garden and bi-folding doors that open to a sheltered paved seating area that takes in the afternoon and evening sun.

The bright kitchen is fitted with a range of stylish soft closing units consisting of floor cupboards with corner carousels, bin cupboards, separate drawer units with cutlery trays and deep pan drawers, pull out spice racks plus eye level cupboards with counter lighting beneath. You will find a generous amount of work surfaces with a glass splash back and a double stainless steel sink and drainer with a swan neck mixer tap and separate 'Quooker' tap for instant boiling water. The dishwasher is integrated, built in eye level double electric oven with warming drawer and storage above and below and an induction hob with a chimney extractor hood above. For extra storage there is a walk in pantry fitted with light and shelves. The kitchen floor has been laid with Karndean tiles.

From the kitchen there is a lobby with access to the double garage, boot room, and to the utility room, which has a Butler style sink, storage cupboards, space and plumbing for a washing machine and houses the American style fridge/freezer, which is included in the sale. The boot room, essential for country living, has plenty of space for drying of wet pets and children and has a practical vinyl

flooring. It has also been used in the past, as an office.

Also on this floor, you will find three double sized bedrooms, two overlooking the rear garden, all with fitted wardrobes and two with en-suite shower rooms that have contemporary suites. In addition, there is separate useful cloakroom.

First Floor

Stairs rise to a bright and roomy galleried landing with plenty of storage space, door to the attic where there is a hot water cylinder and the boiler plus doors to the principal bedroom suite and walk in wardrobe. The generously sized principal bedroom has a window to the rear taking in a view over the garden, adjoining fields and Blackmore Vale countryside in the distance plus a velux window to the side with countryside views. There are built in shelves, plus access to the eaves and door to the en-suite shower room.

There are two more connecting rooms, currently used as a walk in wardrobe and office, that could be converted into a fifth double bedroom with its own en-suite. A space that can be tailored to your own specific needs.

Outside

Garage and Parking

A sweeping gravel driveway winds through the front grounds, leading up to the property and providing ample parking for at least six vehicles, or space for a caravan, boat, motorhome, or horse box. A large, insulated timber workshop with light and power offers versatile use—ideal for motorbikes, classic car storage, or general projects. In addition, there is a double garage with an electric, remote-controlled up-and-over door, complete with lighting, power, and housing for the solar panel controls and backup batteries. The work shop measures - 5.87 m x 4.88 m/19'3" x 16'.

Grounds

The property sits right in the middle of its grounds, which extend to about an acre and offer wonderful privacy, backing onto open fields and enjoying a lovely south-westerly aspect to the rear. The gardens have been designed with both beauty and practicality in mind. At the front, there are two productive vegetable gardens with raised beds, an orchard with Mirabelle plums, Russet apples and

Conference pears, and a charming wildlife area plus an attractive water feature and waterfall. Several handy sheds provide plenty of storage.

To the rear, wide lawns stretch down towards the fields, dotted with trees and colourful borders filled with a variety of flowers and shrubs. There are more water features to enjoy, and a choice of seating areas — one patio that catches the morning sun, perfect for breakfast outdoors, and another sheltered spot that's ideal for afternoon tea or relaxed family barbecues. These wonderful gardens offer plenty of space for children and pets to play safely, while providing a peaceful and private setting for the whole family to enjoy.

Useful Information

Energy Efficiency Rating tba

Council Tax Band F

uPVC Double Glazing

Gas Fired Central Heating

Mains Drainage

Freehold

Wholly Owned Solar Panels with two Storage Batteries - reducing outlay and producing an income

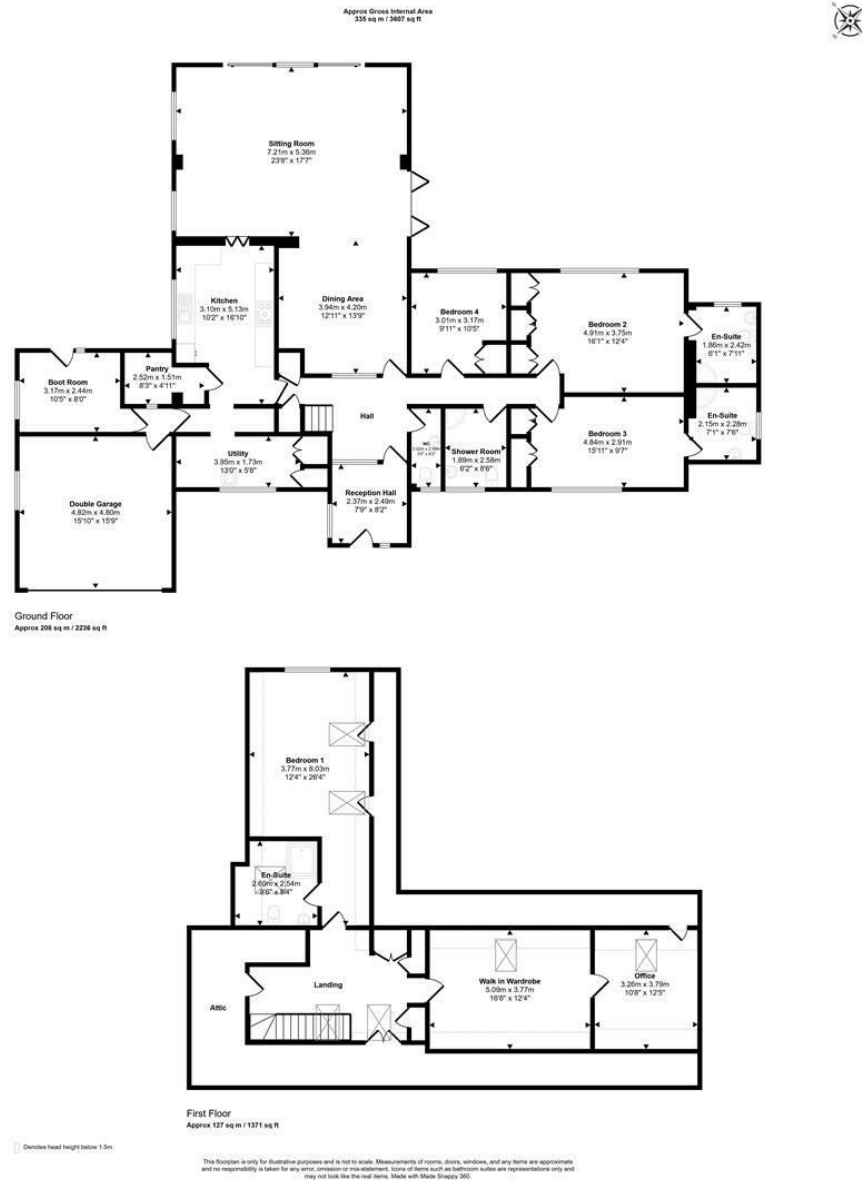
Location and Directions

Marnhull is approximately 3 miles to the north of the market town of Sturminster Newton and lies in the Blackmore Vale in an Area of Outstanding Natural Beauty. The village is one of the largest in Dorset with a population of about 2000. It has an active community with a variety of friendly and thriving clubs and societies. There is a post office, two general stores, hairdressers, chemist and doctors surgery. There are three churches, two public houses and a number of Bed & Breakfast places, as well as two primary schools. Further facilities can be found at Shaftesbury and Gillingham which are approximately 6 miles away, with the latter benefiting from a mainline train station, serving London Waterloo and Exeter St David's.

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