



Total area: approx. 186.3 sq. metres (2005.0 sq. feet)



Church Hill Marnhull

Asking Price
£525,000

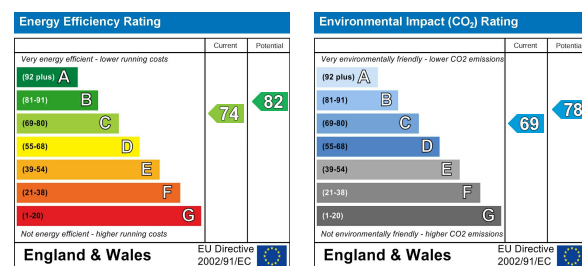
Morton New are delighted to present to the market with the advantage of no onward chain, this substantial detached family home with four double bedrooms, rural views and located in the popular and well served village of Marnhull, one of Dorset's largest villages. Over the last eleven years our sellers have invested a great deal of time, money and energy in transforming the property into a contemporary home that will meet the demands of many potential buyers. The property has benefited from a ground floor re-configuration and double extension to create a bright and welcoming reception hall and the most fabulous open plan space, which is ideal for entertaining and on the first floor bedrooms with en-suites. Since moving in, all the bathroom suites and cloakroom have been replaced as well as the kitchen units, new engineered Oak flooring to the principal reception areas has been laid and there is under floor heating where the floors are tiled. The property also has double glazing, gas fired central heating from an un-vented pressurised system and Elek-Trends central vacuuming system - ideal for the car and can easily be reconnected to the house. A viewing is a must to really appreciate the size and layout of this wonderful home and its position, which is within walking distance of the primary school, church, public house and doctor's surgery with attached pharmacy. The village hall and shop are a little further on.

In brief, the ground floor accommodation consists of bright and welcoming reception hall, sitting room with open fire, fabulous open plan space with dining area, kitchen fitted with plenty of cupboards and some built in appliances and place to sit and look over the garden. There is also a utility and cloakroom. On the first floor there is the family bathroom and four double bedrooms, two with en-suite shower rooms and three with fitted wardrobes. Outside, there is driveway parking, good sized single garage/workshop housing the boiler, front garden and a large rear garden with a garden room.

Energy Efficiency Rating C - Council Tax Band TBA - DRAFT DETAILS

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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





ACCOMMODATION

Ground Floor

Reception Hall

Front door with full height window to one side opens into an inviting, light reception hall. Recessed ceiling lights. Radiator. Power points. Recessed fitted with display shelves. Engineered Oak flooring. Stairs rising to the first floor with storage cupboard under housing the twin chamber water softener. Oak doors to the kitchen/dining and garden room and to the:-

Sitting Room

5.49m x 3.48m" (18' x 11'5")

Window with outlook to the front of the property. Ceiling light and uplighters. Radiator. Power points and television connection. Built in media platform. Open fireplace with Marnhull stone surround and hearth. Engineered Oak flooring.

Open Plan Kitchen/Dining/Sitting Area

6.43m" x 5.28m" (21'1" x 17'4")

Overall measurements (see floor plan for individual measurements) - Dining Area - Frosted window to the side elevation. Ceiling lights. Smoke detector. Radiator. Power and telephone points. Engineered Oak flooring. Opens to the garden room and to the:-

Kitchen Area - Window with tiled sill overlooking the rear garden. Ceiling light. Ample power points. Fitted with a range of sleek, soft closing kitchen units consisting of floor cupboards, one corner carousel, separate drawer unit and eye level cupboards with counter lighting under. Generous amount of Granite work surfaces and tiled splash backs. One and half bowl sink and drainer with swan neck mixer tap. Integrated dishwasher. Dual fuel Rangemaster cooker. Space for a fridge/freezer. Slate tiled floor with under floor heating.

Sitting Area - Full height window to the side and double bi-folding doors leading out to the garden. Ceiling light. Power points. Engineered Oak flooring. Door to the:-

Utility

Window with tiled sill and view over the rear garden. Ceiling light. Power points. Fitted with wood work surface, part tiled walls, stainless steel sink and drainer with swan neck mixer tap and cupboard under plus space and plumbing for the washing machine and tumble dryer. Eye level cupboards. Recessed area with wall shelves and coat hooks. Slate tiled floor with under floor heating. Door leading out to the Oak framed storm porch to the rear where there is a door to the garage.

Cloakroom

Obscured glazed window with tiled sill to the side elevation. Ceiling light. Wall hung WC with economy flush facility and concealed cistern. Wall mounted vanity style wash hand basin with mono tap. Part tiled walls. Slate tiled floor.

First Floor

Landing

Stairs rise to the first floor part galleried landing with window at the base and top overlooking the front garden. Ceiling lights. Smoke detector. Access to the loft space with pull down ladder, light and part boarded. Power points. Airing cupboard housing the hot water cylinder. Oak doors to all rooms.

Main Bedroom

4.06m" x 3.45m" (13'4" x 11'4")

Maximum measurement of the bedroom. On entering there is a dressing area with window to the front and fitted wardrobes with sliding doors, hanging rails and shelves. Opening into the main bedroom area, which has two skylights to the front with outlook over the opposite fields. Ceiling light. Radiator. Power points and television connection. Access to eaves storage. Door to the:-

En-Suite Shower Room

Frosted glazed window with tiled sill to the rear elevation. Ceiling light. AirVac. Vanity style wash hand basin with mono tap and tiled splash back. Wall hung WC with economy flush facility and concealed cistern. Walk in tiled shower cubicle with recessed ceiling above. Wall mounted heated mirror with light and shaver point. Tiled floor with under floor heating.

Bedroom Two

4.80m" x 3.18m" (15'9" x 10'5")

Measurement excludes the entrance to the bedroom. Window to the rear with distant countryside views. Ceiling light. Radiator. Power points. Television connection. Fitted wardrobe with sliding doors, hanging rails and shelves. Oak door to the:-

En-Suite Shower Room

Recessed ceiling light and combination light/extract. Wall mounted heated mirror fronted bathroom cabinet. Low level WC with economy flush. Tiled shower cubicle. Pedestal wash hand basin with swan neck mixer tap and mirror with light/shaver point over. Slate tiled floor with under floor heating.

Bedroom Three

6.65m" x 3.05m (21'10" x 10')

Window with view over the rear garden and countryside beyond. Ceiling light. Radiator. Power points. Television connection. Fitted wardrobe with sliding doors, hanging rails and shelves.

Bedroom Four

3.45m" x 3.02m" (11'4" x 9'11")

Measurement includes the doorway. Currently used as a dressing room and fitted with hanging rails and racks. Window with view to the rear. Ceiling light. Radiator. Power points.

Family Bathroom

Window with tiled sill to the front elevation. Recessed ceiling light and a combination light/extractor fan. Fitted with a modern stylish suite consisting of bath with mixer tap and shower attachment, floating wash hand basin with mono tap plus a heated mirror with light/shaver point above and a low level WC with economy flush facility. Radiator. Slate effect vinyl flooring.

Outside

Parking and Garage

6.88m" x 2.59m" (22'7" x 8'6")

The property is approached from the road onto a tarmac drive with space to park about four cars and leads to the garage. Approximate measurements - Good sized single garage with workshop space. Up and over door, light and power plus wall mounted gas fired central heating boiler. Fitted with eye level cupboards and the Elek-Trends central vacuum system and door leading out to the rear garden.

Gardens

Part of the front garden is laid to lawn and planted with trees and shrubs. There is access to the rear garden along the side of the house. The rear garden is again is mostly laid to lawn, edged by borders stocked with a variety of shrubs and flowers and a large alfresco paved entertaining area immediately to the back of the house. There is also a garden room, which is double glazed, insulated, full electrics and heating and internet connected - and an ideal work from home space. The garden enjoys a good degree of privacy and is of a good size.

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. The property will be found on the right hand side before the turning into Phillips Road.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.