



New Street, Marnhull

Asking Price: £340,000

## New Street, Marnhull, Dorset, DT10 1PY

- Delightful Two/Three Bedroom Home
- Charming Front & Rear Gardens
- Cosy Sitting Room With Log Burner
- Popular Rural Village With Amenities
- Off-Road Parking & Garage (In Need Of Modernisation)
- EPC: C

### LOCATION

Marnhull is a highly sought after "typically English" north Dorset village located in the heart of the Blackmore Vale. It offers some of the finest views of undulating countryside and an abundance of walks as well as excellent amenities, travel links and schools. The village itself includes a post office, local store, chemist, newsagent, hairdresser, garage, two well-thought of pubs, doctor's surgery, churches, schools and a very active recreation ground and building offering interesting clubs and local activities.

The old market town of Sturminster Newton is located just 3 miles away with its mix of useful and pleasant stores and to the north the town of Gillingham offers Waitrose and other superstores as well as a mainline railway Exeter/London , taking two hours direct to Waterloo.

### DESCRIPTION

Located within the picturesque North Dorset village of Marnhull is this superb two/three-bedroom semi-detached home that boasts beautifully tendered gardens to both the front and rear of the home.

### THE PROPERTY

Offering a sense of flexibility throughout, the ground floor comprises an initial entrance hall with access to the utility room and conservatory before then leading to the main living and kitchen areas.



It is to the rear of the home that you'll find the sitting room, complete with an attractive log burner and French Doors that lead to the garden whilst adjacent is the dining room that provides the potential of a ground floor bedroom if desired.

An array of wall and floor mounted storage cupboards feature within the kitchen alongside freestanding appliance spaces and a useful larder cupboard whilst the three-piece family bathroom is also located on the ground floor.

Upstairs are two comfortable double bedrooms each with full head height throughout and the benefit of built in wardrobes.

### COUNCIL TAX

Dorset Council Tax Band C.

### TENURE

Freehold.





## OUTSIDE

**Front:** Having been lovingly landscaped by the current owner, the front garden provides both the practicality of off-road parking with the delights of numerous well-kept flower beds, mature shrubs and an established hedge line for privacy.

**Rear:** Spanning over 100ft in length the rear garden is a gardener's haven with an established combination of horticultural delights to provide an evergreen garden with further vegetable patches and maturing trees for privacy, all whilst backing onto open fields.

In addition, there is a patio accessed immediately from the rear of the home to provide an alfresco dining space whilst a single garage also features but it should be noted that it is in a state of repair before full occupancy.

## SERVICES

Mains water, electricity and gas are connected.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

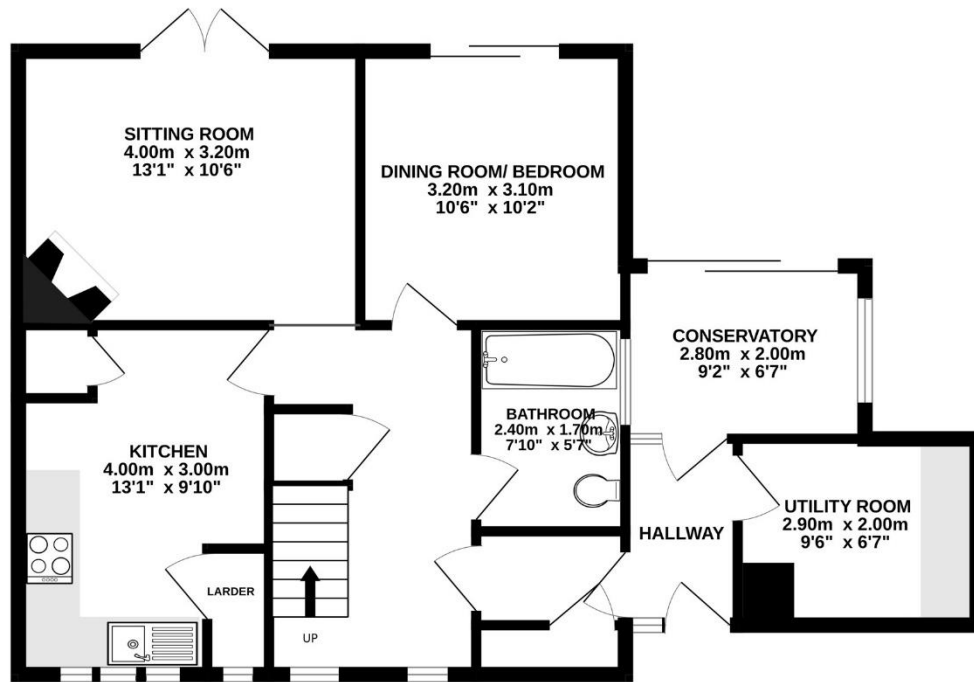
01747 213106

[sales@boatwrights.co.uk](mailto:sales@boatwrights.co.uk)

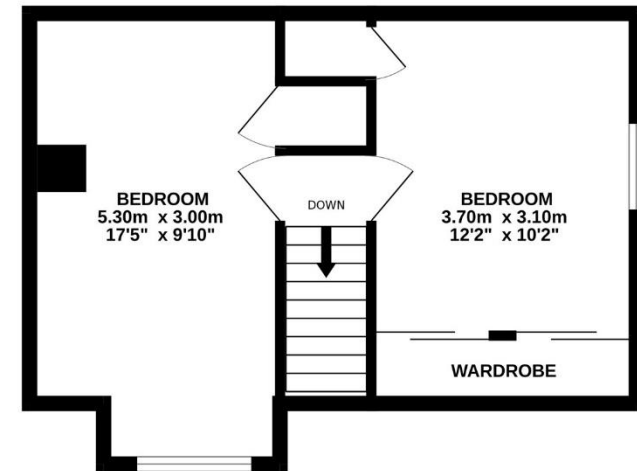
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**GROUND FLOOR**  
65.4 sq.m. (704 sq.ft.) approx.



**1ST FLOOR**  
33.5 sq.m. (360 sq.ft.) approx.



**TOTAL FLOOR AREA : 98.8 sq.m. (1064 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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