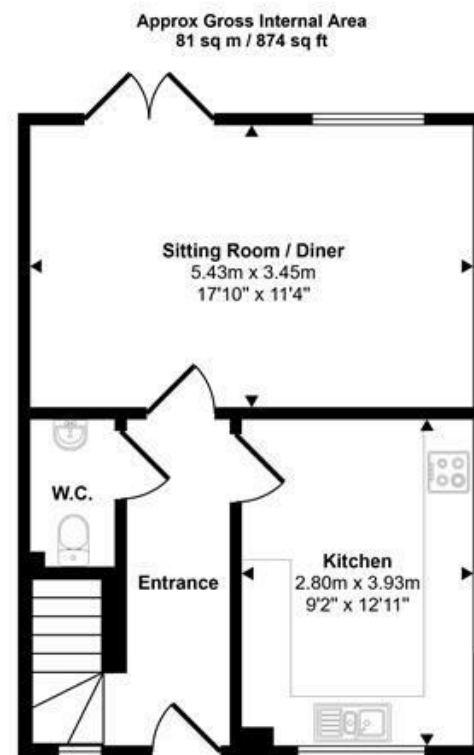
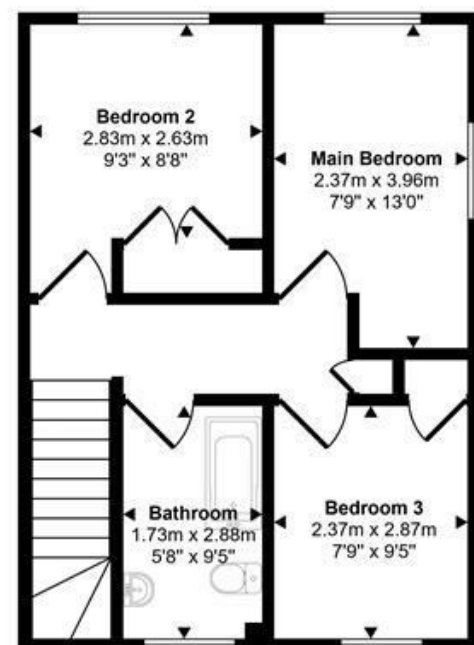




Ground Floor
Approx 41 sq m / 438 sq ft



First Floor
Approx 41 sq m / 436 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

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sales@mortonnew.co.uk
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Chestnut Close
Marnhull

Asking Price
£350,000

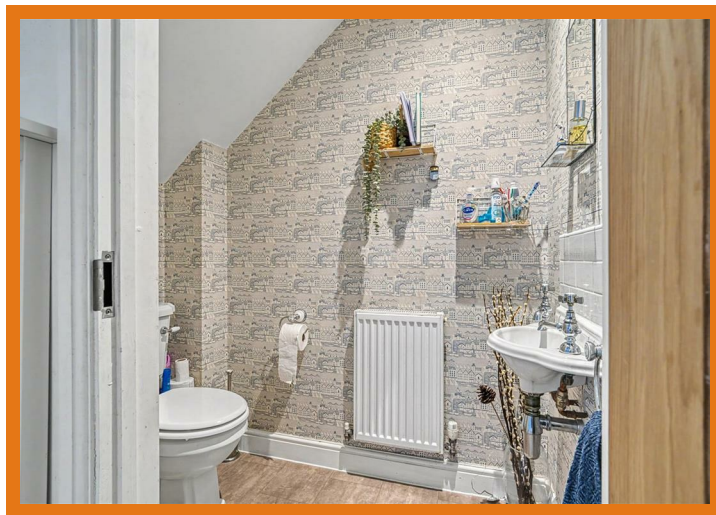
A beautifully presented three bedroom semi detached stone house, built approximately six years ago and forming part of a small and exclusive development in a particularly good position within the village. The property has a lovely substantial feel and successfully combines the ease of a modern home with plenty of character and individuality.

Particular attention has been paid to the quality of the finish throughout, with attractive stone elevations, a substantial wooden front door and beautiful arched wooden windows. Inside, the same high standard continues with carefully chosen fittings, quality sanitary ware, attractive tiling and a well finished kitchen.

The accommodation is generous throughout with three good sized double bedrooms, a spacious family bathroom, good sized kitchen and sitting room with French doors opening onto the south facing rear garden. There is also a downstairs cloakroom and two allocated parking spaces.

The house has been a much loved and cherished home and is presented in excellent condition throughout. It offers a lovely balance of modern living whilst still having a more characterful and substantial feel than many newer properties.

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The Property

Inside

The wooden front door opens into a generous entrance hall, giving a lovely feeling of space on entering the property, with stairs rising to the first floor, doors leading to the main ground floor rooms and a useful downstairs cloakroom. The kitchen is a good size and has been fitted to a high standard with a range of quality units and work surfaces, with particular attention paid to the fittings and finishes including the sink and taps. The sitting room is also generously proportioned with plenty of space for comfortable seating and French doors opening directly onto the rear garden, allowing plenty of natural light into the room and giving easy access outside.

On the first floor there are three genuinely good sized double bedrooms together with a particularly spacious family bathroom. The bathroom has been finished to a high standard with attractive tiling, quality sanitary ware, taps, sink and shower fittings. Throughout the house there is a noticeable attention to detail and quality,

with the timber windows, fittings and finishes helping to give the property a more individual and characterful feel.

Outside

The rear garden is a particularly good size and is fully enclosed, being mainly laid to lawn with a paved patio area providing a pleasant space for outside dining and entertaining. There is plenty of room for garden furniture and for children or pets to enjoy, and the garden benefits from a predominantly southerly aspect with a good degree of sunshine throughout the day.

Parking

A gate leads to the driveway, which provides parking for two vehicles.

Useful Information

Energy Efficiency Rating B
Council Tax Band C
Freehold
Mains Drainage
Mains electricity
Management Charge: Approximately £850 per annum
Freehold
Vendors need to find onward purchase

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.

Postcode DT10 1FT

What3words ///landowner.system.study

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.