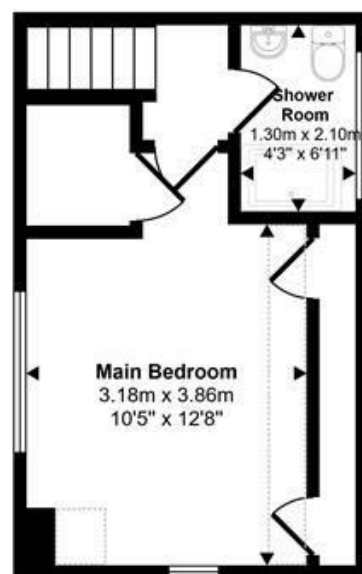




Ground Floor
Approx 51 sq m / 550 sq ft



First Floor
Approx 23 sq m / 246 sq ft

Denotes head height below 1.5m

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.



Morton • New

selling and letting properties



Burton Street
Sturminster Newton

Guide Price
£350,000

A charming and well presented two bedroom end of terrace cottage situated in the popular North Dorset village of Marnhull, within easy reach of a good range of everyday amenities and the surrounding countryside.

Full of character throughout, the cottage benefits from slate flooring, exposed ceiling beams and skylights, creating a warm and inviting feel. On the ground floor there is a porch, an open plan sitting room/diner and kitchen with double doors to the garden, a double bedroom with en-suite shower room and plenty of storage throughout. The first floor is dedicated to the principal bedroom, a generous double with built-in wardrobe storage and further space in the eaves, served by a shower room.

Outside, the garden enjoys a south easterly aspect and offers a good degree of privacy, with a lawn, patio path and a number of mature trees, together with a garden shed. Off road parking is also available. A viewing is highly recommended to fully appreciate the charm and character this delightful cottage has to offer.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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	

www.mortonnew.co.uk



The Property

Inside

Ground Floor

A porch leads into the open plan sitting room/diner and kitchen, a wonderfully characterful space with slate flooring and exposed ceiling beams throughout. Double doors lead out to the rear garden. The kitchen area benefits from a skylight overhead and is fitted with a range of country-style floor and eye-level cupboards with oak worksurfaces, a built-in hob and oven and space for further appliances, together with a useful larder cupboard. The ground floor bedroom is a generous double with an outlook over the garden, benefitting from built-in wardrobe storage, a skylight and a modern en-suite shower room.

First Floor

The principal bedroom occupies the first floor in its entirety, a well proportioned double room benefitting from built-in wardrobe

storage and particularly useful further storage space in the eaves. A modern shower room serves this floor.

Outside

Garden

The garden enjoys a south easterly aspect and offers a good degree of privacy, enclosed by a number of mature trees. There is a lawn and a patio path leading to the front door, together with a garden shed.

Parking

Off road parking is available.

Useful Information

Energy Efficiency Rating C

Council Tax Band C

Upvc Double Glazing

Mains Drainage

Gas Fired Central Heating;

Combination Boiler

Freehold

Vendors will 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 1PP

What3words
///proofread.embellish.slurs

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.