



16

Plowman Close, Marnhull, Sturminster Newton, Dorset

16

Plowman Close
Marnhull
Sturminster Newton
Dorset DT10 1LB

Situated in an elevated position at the end of this popular cul de sac, 16 Plowman Close is a highly manageable house with terrific private garden.



- An elevated bungalow at the top of a quiet cul de sac
 - Wide plot giving good garden
- Swiss-style chalet summerhouse within the garden
 - Gate access to cricket ground / village hall



Guide Price **£435,000**

Freehold

Sturminster Sales
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THE PROPERTY

The front door off the driveway path leads to the central hallway with all rooms to hand from there. The sitting room has a lovely large south facing window with views down the cul de sac and vistas include St Gregory's Church. There is a central fireplace with log burner and beam mantle.

The two bedrooms are good sizes with built in wardrobes to the principal bedroom. Adjacent is the well fitted out bathroom including separate shower. To the rear is the bright kitchen with its range of wall and floor units, linking directly to the dining conservatory, with views over the garden and the summerhouse.

OUTSIDE

Situated at the end of the cul de sac is the driveway which leads to the single garage. A pretty front garden is elevated from the close and provides a direct view to St Gregory's in the village.

The rear garden is quite the surprise. A large plot means a good vista of lawn, maturing shrubs and borders and a fantastic chalet style summerhouse. Built in 2012, the summerhouse is well insulated, has power and internet, and its own veranda has views over the garden. The garden is wonderfully private and peaceful, with good access into the house via the conservatory. To the side of the house is a gardener's WC. The garden has a long-established gate to the village recreation ground, including the cricket pitch, the village hall, play park and tennis club and also offers a shortcut into the village plus walks out to the surrounding countryside.

SITUATION

Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'Urbervilles. It has two public houses, two primary schools, three churches, doctors' surgery, pharmacy, carpet and soft furnishing shop, two grocery shops (one with a post office), hairdresser and beauty salon. There are many clubs and societies, and it is surrounded by beautiful countryside. More extensive shopping, business and recreational facilities are available in Sturminster Newton 3½ miles whilst the larger towns of Shaftesbury 6 miles and Gillingham 6 miles, together with Sherborne 11 miles, are all easily accessible.

DIRECTIONS

What3words///armful.detection.stoppage

SERVICES

Mains water, electricity, gas and drainage are connected to the property.
Mains gas central heating system.

MATERIAL INFORMATION

Standard, & superfast, & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: D

Agents Notes: The pedestrian access to the recreation ground is granted by the Parish Council and this has been established for decades.



Marnhull, Sturminster Newton

Approximate Area = 910 sq ft / 84.5 sq m

Garage = 133 sq ft / 12.3 sq m

Outbuildings = 389 sq ft / 36.1 sq m

Total = 1432 sq ft / 132.9 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient (low energy costs)	A		
Energy efficient	B		
Decent	C	63	77
Needs improvement	D		
Low energy efficient (high energy costs)	G		
Very low energy efficient (high energy costs)	H		

England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1437396



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