



11

Dinhay, Marnhull, Dorset

11

Dinhay
Marnhull
Dorset DT10 1LS

A spacious and well arranged bungalow in a small cul de sac of similar houses.



- Spacious bungalow with delightful gardens
 - Plenty of parking and a double garage
 - In small enclave of similar houses
 - Vibrant village
 - No onward chain

Guide Price **£495,000**

Freehold

Sturminster Sales
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THE DWELLING

11 Dinhay is a well presented bungalow offering good parking and garaging and outside space. The hallway at No11 is a good size and leads to the kitchen / diner as well as the large reception room with space for more formal dining, centred around the coal effect gas fire place. Both kitchen and reception room have views over the private rear garden and access is from sliding French doors to a patio area and lawns beyond. The kitchen has a good array of floor and wall units with built in appliances and a separate utility room to one side where further access to the garden is.

The hallway continues to the three bedrooms, the principal with an en suite shower room, bay window and extensive built in wardrobes and two spacious secondary bedrooms as well as the family bathroom.

ACCOMMODATION

See Floor Plan - A sensibly arranged bungalow.

OUTSIDE

From the cul de sac No11 is set well back across a front lawned area and double width driveway bordered with mature shrubs and flowers. The double garage sits at the top of the drive with one door being electronic and the other manual. A side gate takes you into a private rear garden with patio area surrounded by flower beds and a level lawned area leading back to the reception room or the utility room. The gardens have evidently been well maintained and planted out well. A side passage gives distance from next door.

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, three churches, doctors' surgery, pharmacy, hairdresser and beauty salon amongst others. There are many clubs and societies, and it is surrounded by beautiful countryside.

The A303 is to the north of Gillingham linking with the M3 to London. Mainline railway stations in Gillingham and Sherborne with a regular service to London Waterloo taking about 2 hours.

DIRECTIONS

What3words:///fortnight.mornings.tailors

SERVICES

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

Mains gas central heating system with gas boiler and vented water tank in loft.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside.

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

Council Tax Band: F

No onward chain

Restrictive Covenants: No caravans, trailers, commercial or un-roadworthy vehicles allowed to be kept on said land or any part thereof.



Dinhay, Marnhull, Sturminster Newton

Approximate Area = 1308 sq ft / 121.5 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 1603 sq ft / 148.9 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating	
Current	Expected
73	79
100% A 91-95% B 81-90% C 69-80% D 55-68% E 35-54% F 1-34% G	
Not energy efficient - Higher heating costs England & Wales EPC Director 2020/01/01	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1299780



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