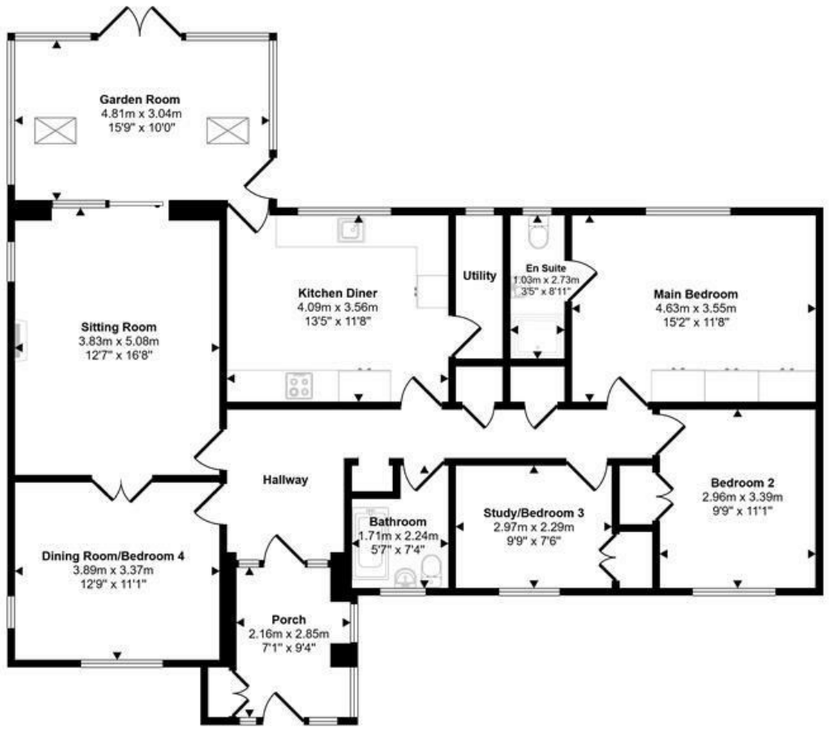
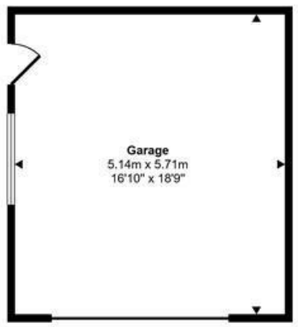
Approx Gross Internal Area
164 sq m / 1769 sq ft



Floorplan
Approx 135 sq m / 1453 sq ft



Garage
Approx 29 sq m / 316 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.

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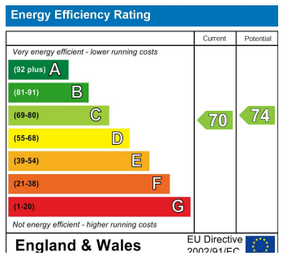


Morton • New

selling and letting properties

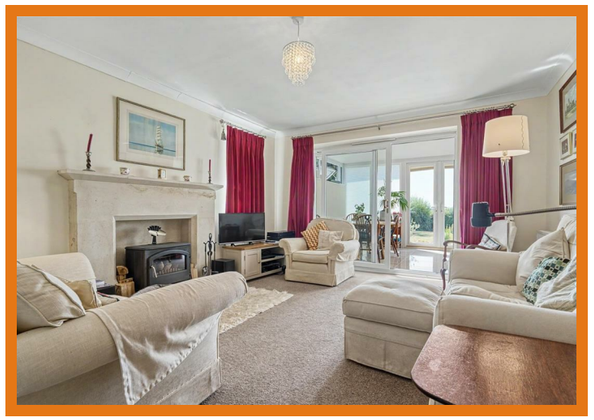
Ham Lane
Marnhull

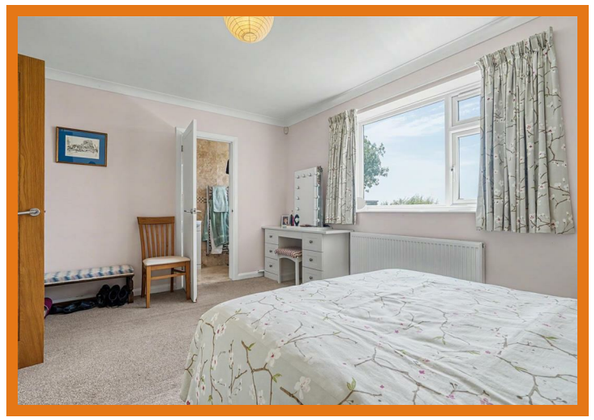
Guide Price
£650,000

A charming and well presented three bedroom detached bungalow, believed to date back to the late 1900s, situated in a quiet cul de sac position in the popular North Dorset village of Marnhull. An early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Having been a much loved home for eight years, the property has seen the useful addition of a front porch with infrared heater during the current ownership. The accommodation is generously proportioned and arranged on a single floor, with a sitting room featuring a woodburner, a delightful garden room with double doors to the garden, a dining room equally suited as a fourth bedroom if required, a kitchen diner, a utility room and a family bathroom. All three bedrooms have built-in wardrobe space, the main bedroom also benefitting from an en-suite shower room. A boarded loft provides useful additional storage.

Outside, the south facing garden is a real highlight of the property, fully enclosed and not overlooked, with a patio area, a lawn with flower borders, a wild flower area and a vegetable garden at the bottom, all backing onto open fields with stunning far reaching countryside views. There is a double garage and ample driveway parking for multiple vehicles.





The Property

Inside

The front porch leads into the hallway, with doors giving access to all principal rooms. Featuring a woodburner as a focal point, the sitting room is a generous and well proportioned space, leading through to the delightful garden room with underfloor heating and double doors opening directly out to the garden. Double doors from the sitting room also take you into a versatile dining room, which is equally suited as a fourth bedroom if required. The kitchen is modern in style, fitted with a range of shaker floor and eye-level cupboards, granite worksurfaces and a tiled floor, with a built-in eye level oven, hob, integrated fridge freezer and dishwasher. A window overlooks the garden and a door leads through to the useful utility room.

The main bedroom is a generous double with a lovely outlook over the rear garden, built-in wardrobe space and its own en-suite shower room. Bedroom two is also a well proportioned double with built-in wardrobe space, while bedroom three is a further well proportioned room, also with built-in wardrobe space. The family bathroom serves the remaining bedrooms which benefits from a heated towel rail and underfloor heating.

Outside

Garden

The south facing garden is a truly impressive outdoor space, fully enclosed and not overlooked. A patio area abuts the rear of the property, leading to a well maintained lawn with flower borders, which drops down to a wild flower area and vegetable garden at the bottom of the plot. The garden backs onto open fields, with stunning far reaching countryside views to enjoy. Fully owned solar panels are also fitted to the rear of the property.

Parking

A double garage and ample driveway parking for multiple vehicles is available.

Useful Information

Energy Efficiency Rating C
Council Tax Band F

Services
Mains Electricity, Drainage, Gas and Water
Solar electricity generation and Domestic battery

Central heating
Main system - radiators, gas fired
Separate circulation for Garden Room
underfloor system, gas fired
Bathroom - electric underfloor

Hot Water - 4 sources
Gas boiler
Electric Immersion heater
Electric solar PV
Direct solar - evacuated tubes

Upvc Double glazing
Freehold
Vendors Suited

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, village hall, recreation ground 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 1JN

What3words ///elders.broadens.thinnest

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 firms employment has the authority to make or give any representation or warranty in respect of the property.