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ESTATE AGENTS



## 21 Kentisworth Road

Marnhull, Sturminster Newton, DT10 1NS

A spacious and light-filled two-bedroom bungalow set in a quiet position within the popular village of Marnhull. Offering excellent proportions and largely stud internal walls, the property provides fantastic scope for modernisation and reconfiguration. With two versatile reception rooms, landscaped low-maintenance gardens, a summerhouse, garage and parking for up to four vehicles, this is a superb opportunity to create a personalised home in a well-served and welcoming village community.

**Asking Price £300,000 Freehold**

Council Tax Band: C

# 21 Kentisworth Road

Marnhull, Sturminster Newton, DT10 1NS



- Garage
- Popular Well Served Village
- Blank Canvas
- Two Reception Rooms
- Quiet Village Location
- Attractive Gardens
- Off Road Parking

#### Description:

A fantastic opportunity to transform this spacious bungalow into your forever home. Offering a superb blank canvas, this light and generously proportioned two-bedroom property is ideal for modernisation. With most internal walls of stud construction, reconfiguring the layout to suit your needs would be both straightforward and cost-effective.

Tucked away in a quiet setting within the popular and well-served village of Marnhull, the bungalow enjoys a convenient location. A local shop, primary school and public house are all within easy walking distance. Slightly further afield you'll find the doctors' surgery with pharmacy, the village hall, and the village centre with an additional shop and post office. The village also benefits from a second primary school and three churches, reflecting its strong sense of community.

Inside, the property offers comfortable, well-balanced living space. Two versatile reception rooms provide flexibility of use — whether arranged for formal dining, relaxed family living, a home office, or seasonal adaptation. Both rooms are generously sized, offering ample space for entertaining, dining, and everyday living. There are two bedrooms — one double and one single — each enjoying a dual aspect outlook that enhances the natural light.

Outside, the landscaped gardens have been thoughtfully designed for ease of maintenance, featuring neatly kept lawns, gravelled pathways, and a paved seating area perfect for summer entertaining and alfresco dining. A charming summerhouse adds further appeal. Whether you are an enthusiastic gardener or simply enjoy relaxing outdoors with a book, the garden offers a peaceful retreat. The property also benefits from a garage with power and driveway parking for up to four vehicles.

Ready to move into, yet offering exciting scope to update and personalise, this delightful bungalow presents a rare opportunity to create a home tailored entirely to your taste — all within a thriving village community.

#### About the Area:

Marnhull consists of several conjoined hamlets, connected by a network of minor roads. The village presents a mix of architectural styles, with post-war developments existing alongside properties dating back to Tudor times and earlier. It has three churches (Anglican, Roman Catholic and Methodist), two primary schools, two public houses, a GP surgery, a village hall and a recreation ground, as well as various small shops and services. The parish church of St Gregory has a 15th-century tower which is a landmark and has been described as "the finest in the Vale."

Marnhull lies in the Blackmore Vale, three miles north of Sturminster Newton, where you will find a great variety of independent shops, pubs and eateries, many of which are housed in interesting period buildings, here there is also 'The Exchange', which hosts a fantastic variety of live events, including theatre, comedy shows and live music. The resort towns of Bournemouth and Weymouth are approximately 30 miles south. The village is surrounded by beautiful countryside and there are many paths and walks which can be easily accessed.



#### Directions

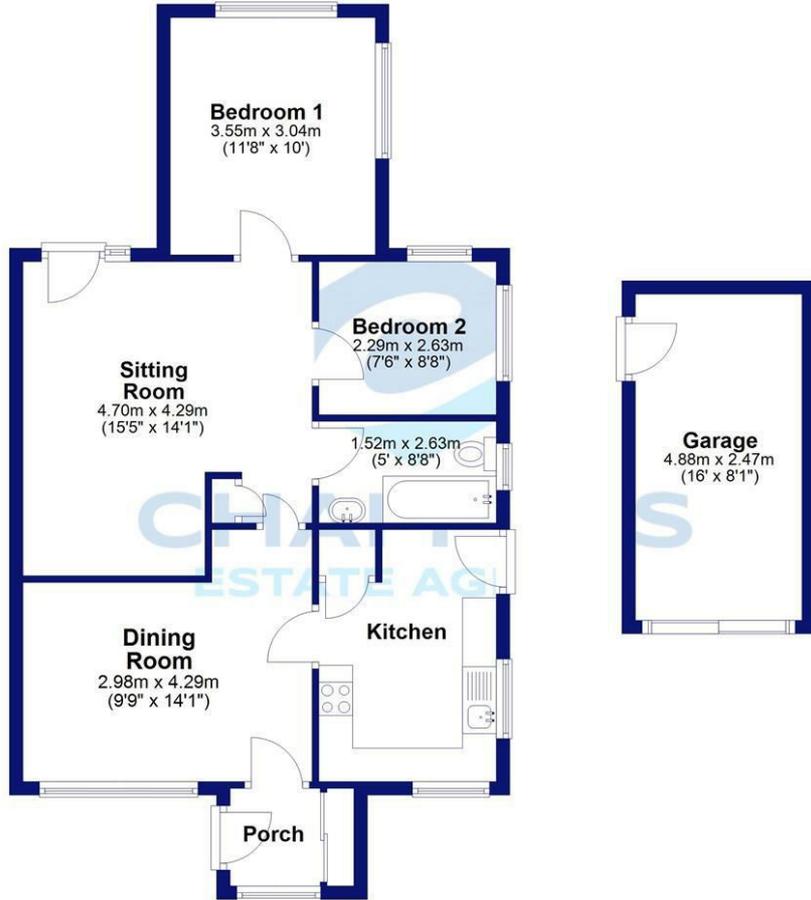
Postal Address: 21, Kentisworth Road Marnhull,  
Sturminster Newton, DT10 1NS What3Words:  
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# Floor Plan

## Ground Floor

Approx. 80.6 sq. metres (867.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	