

Symonds  
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# Knotts Cottage

Musbury Lane, Marnhull, Sturminster Newton, Dorset

# Knotts Cottage

Musbury Lane  
Marnhull  
Sturminster Newton  
Dorset DT10 1JP

A wonderful local stone period cottage, extended in 2005, whilst retaining fine features and an enclosed garden to the rear.



- Period cottage in quiet enclave
- Old 'Bake House' brick shed in garden
  - Raised potager garden
- Parking and large single garage

Guide Price £450,000

Freehold

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## THE PROPERTY

The front door is seldom used but brings you into a lobby with a guest wc to one side and the more formal reception room through a lovely wooden door. This room is cottage personified with an electric wood effect burner set within a stone beamed fireplace. A few steps up brings you to the hub of the house, the sitting room which is open to the kitchen area. A comfortable room, again with lovely period features and the stairs leading to the 1st floor. The kitchen area was extended in 2005 by the previous owners and has a range of wall and floor units, and space for a table. Immediately adjacent is the utility room, which has access to the front parking area and is generally used all the time, and to the patio area and Covered to the large single garage personal door, also added in 2005.

On the 1st floor are three good bedrooms, bedroom 1 with an en suite shower room. There is a family bathroom to one end too and all three bedrooms have the views over the fields to the East.

## OUTSIDE

A good gravel parking area is to the front with space for turning but room for 2 cars at least. There is side access to the garden too as well.

From the kitchen are French doors to a patio area, a lovely spot with plenty of maturing plants and shrubs. The garden borders other gardens and is raised up a few steps and has a well kept lawn, new fencing all around the sides with attractive flower borders. The Bake House is a large garden shed built of Gillingham brick and has a faux sash window. The raised garden continues back to the front with a potager garden, green house and the bench takes in fine views over the fields out of Marnhull.

## 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.

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:///diner.normal.subtitle

## 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: E

Restrictive Covenants: None known

Rights of Way: None known



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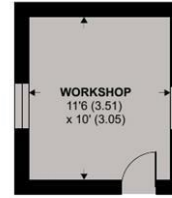
Approximate Area = 1359 sq ft / 126.2 sq m

Garage = 200 sq ft / 18.5 sq m

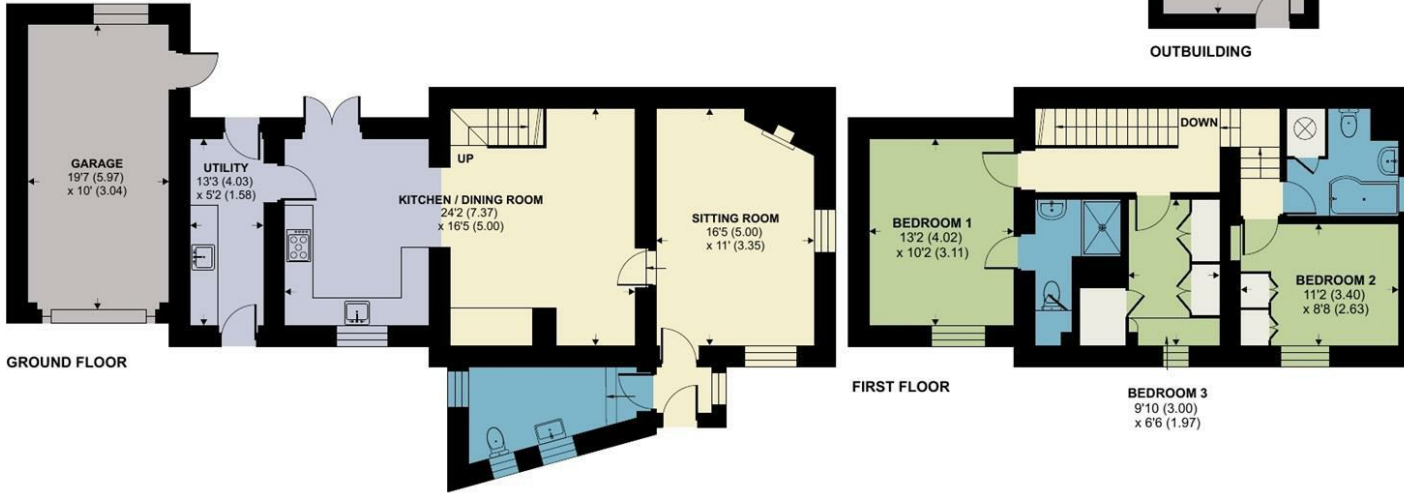
Outbuilding = 115 sq ft / 10.6 sq m

Total = 1674 sq ft / 155.3 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR

BEDROOM 3  
9'10 (3.00)  
x 6'6 (1.97)



Energy Efficiency Rating		Current	Potential
Net energy efficient - lower running costs	A+		
Net energy efficient - lower running costs	A		
Net energy efficient - lower running costs	B		
Net energy efficient - lower running costs	C		
Net energy efficient - lower running costs	D		
Net energy efficient - lower running costs	E		
Net energy efficient - lower running costs	F		
Net energy efficient - lower running costs	G		
Net energy efficient - lower running costs		73	61

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). © nrichcom 2026. Produced for Symonds & Sampson. REF: 1434593



STU/WT/0426



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