



Symonds
& Sampson

Plot 55

Durbeyfield Park, 36 Marlott Crescent, Marnhull, Dorset

Plot 55

Durbeyfield Park
36 Marlott Crescent
Marnhull
Dorset DT10 1GL

A detached house with four bedrooms, a double garage and four parking spaces.



- Four bedroom detached new home
 - 23 ft sitting room
 - Open plan kitchen / dining room
- Master bedroom with ensuite shower room
 - Utility Room
- Double garage and parking for four cars
 - EV charging point

Guide Price **£599,950**

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

Durbeyfield Park is an exciting new development which will consist of 61 homes made up of a mixture of three and four bedroom houses. Durbeyfield Park will offer traditional village life with modern living in a beautiful countryside setting.

Plot 55 is a spacious family home constructed of brick under a clay tiled roof. On the ground floor, the entrance hall leads to a spacious sitting room with window to the front and patio doors to the garden at the rear. The open plan kitchen/dining room the other side of the entrance hall has fully fitted integrated appliances and attractive wall and floor cupboards with worksurfaces over. A utility room also has space for two appliances.

Upstairs there are four bedrooms and a family bathroom. The master bedroom benefits from an ensuite shower room. Airing and storage cupboard.

OUTSIDE

There is a turfed lawn with a generous sized terrace to the rear of the property with fields opposite. A secured gated garden with 1.8m close board fencing.

A double garage, parking for four cars and an EV charging point.

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///paler.willing.supplier

SERVICES

Mains water and electricity are connected to the property. Mains drainage. Air source heat pump with under floor heating on the ground floor. Solar panels.

MATERIAL INFORMATION

Standard, & superfast, & ultrafast broadband is available. Full Fibre broadband to the premises.

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

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

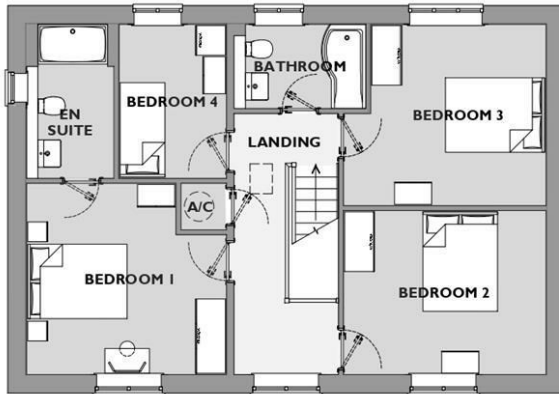
EPC: Predicted A

Council Tax Band: TBC

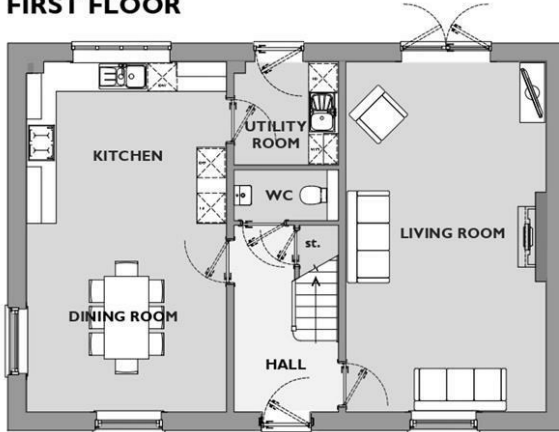
Agents Note: Each property has an electric car charging point.

NB: The images are particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.





FIRST FLOOR



GROUND FLOOR

PLOT 55

FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
4.02 x 3.85m (13'2 x 12'8ft max)
(Dimensions including recess)

Bedroom 2
4.07 x 3.30m (13'4 x 10'10ft max)

Bedroom 3
4.07 x 3.65m (13'4 x 12'0ft max)
(Dimensions including recess)

Bedroom 4
2.16 x 3.10m (7'1 x 10'2ft max)

GROUND FLOOR

Living Room
4.02 x 7.05m (13'2 x 23'2ft max)

Kitchen / Dining Room
4.02 x 7.05m (13'2 x 23'2ft max)



STU/GWB/0226/0426



CG FRY & SON
DEVELOPMENT

01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT