



Connells

Dial Cottage Burton Street
Marnhull Sturminster Newton



Property Description

Set in the sought after village of Marnhull, this delightful three bedrooms character property offers versatile accommodation arranged over three floors. Brimming with charm and period features, the home combines traditional style with modern living.

The ground floor comprises a welcoming lounge with woodburning stove, a well presented kitchen, a bright and airy garden room ideal for dining or entertaining and a convenient downstairs cloakroom. On the first floor there are two good sized bedrooms and a family bathroom, while the top floor hosts a further bedroom offering flexibility for guests, a home office or hobby space.

Outside the property enjoys a good sized garden providing plenty of space for outdoor entertaining and relaxation, complemented by a stone built outbuilding offering useful storage.

Located within walking distance of Marnhull's amenities, countryside walks and excellent local community facilities. This charming home offers the perfect blend of village life and modern comfort.

Lounge

16' x 10' (4.88m x 3.05m)

Double glazed door to the front, fire place with a wood burner, wood effect flooring and a storage space.

Kitchen

17' 11" x 8' (5.46m x 2.44m)

Fitted kitchen with wall and base units, electric oven and hob, integrated fridge/freezer, space for washing machine and a fireplace.

Garden Room

17' x 8' (5.18m x 2.44m)

Double glazed door and window and a storage cupboard.



Cloakroom

Situated off the garden room and comprising a WC and wash hand basin.

Landing

Double window door to the front and a radiator.

Bedroom One

Front and rear facing double glazed windows and a radiator.

Bedroom Two

13' 11" x 8' (4.24m x 2.44m)

Double glazed window to the rear, storage cupboard and a radiator.

Bathroom

Double glazed frosted window to the rear, corner bath with a shower over, marble effect tiled flooring, WC, wash hand basin and a heated towel rail.

Bedroom Three

11' x 9' (3.35m x 2.74m)

Two rear facing double glazed Velux windows, eaves storage, storage cupboard and a radiator.

Rear Garden

To the rear the garden has a patio seating area, area laid to lawn, mature flower beds and a summer house.

Outbuilding

14' 3" x 7' 11" (4.34m x 2.41m)

A solid stone outbuilding with a tiled roof.





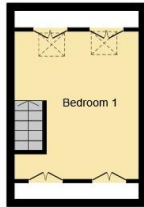




Ground Floor



First Floor



Second Floor



Outbuilding



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01747 854 001
E shaftesbury@connells.co.uk

34 High Street
SHAFTESBURY SP7 8JG

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SFT306245



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SFT306245 - 0004