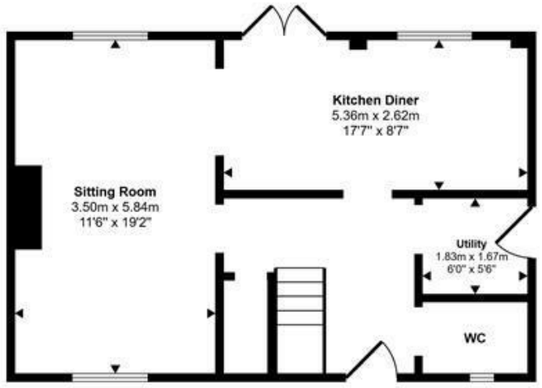
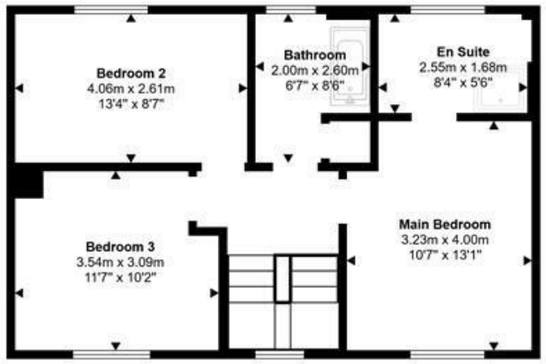
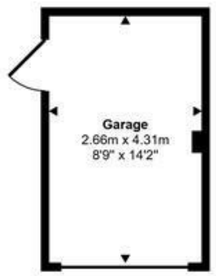
Approx Gross Internal Area
117 sq m / 1255 sq ft



Ground Floor
Approx 52 sq m / 565 sq ft



First Floor
Approx 53 sq m / 566 sq ft

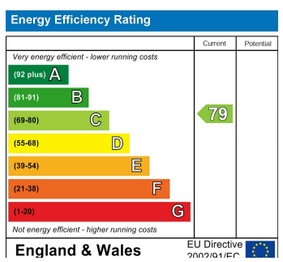


Garage
Approx 11 sq m / 124 sq ft

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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New Street
Marnhull

Guide Price
£485,000

A stunning three bedroom detached new build home, situated in the popular and sought after Dorset village of Marnhull. A blank canvas throughout, the property presents a wonderful opportunity to purchase a home finished to and extremely high standard and ready to move straight into.

The accommodation extends to approximately 1,130 square feet across two floors, with a generous sitting room with wood burning stove and double doors opening onto the garden, a spacious open plan kitchen and dining room and a useful utility room on the ground floor. To the first floor, three well proportioned bedrooms are found, with the principal bedroom benefiting from an en suite shower room and the remaining two bedrooms served by the family bathroom. The property benefits from an air source heat pump and an EV car charging point and is offered for sale with no onward chain.

Outside, an enclosed garden wraps around the property with a wall border, laid to lawn with a patio area and double doors leading directly from the sitting room outside. A garage with a pedestrian door into the garden and a separate parking space for one vehicle complete the outdoor space.













The Property

Inside
Ground Floor
An entrance hall leads through to the principal rooms. The sitting room is a generous and impressive reception space with a wood burning stove as its focal point, with double doors opening directly onto the garden. The open plan kitchen and dining room is a wonderful and sociable everyday space, ready for the new owner to personalise with a bespoke kitchen design and fittings of their choice. A useful utility room completes the ground floor accommodation.

First Floor
Stairs rise to the landing where three well proportioned bedrooms are found. The principal bedroom benefits from an en suite shower room, with the remaining two bedrooms served by the family bathroom, both of which can also be personalised with bespoke fittings of the buyer's choice.

Outside
Garden
An enclosed garden wraps around the property with an attractive wall border, laid to lawn with a patio area and double doors leading directly from the sitting room outside. A pedestrian door from the garage also provides convenient access into the garden.

Garage & Parking
A single garage sits within the plot alongside a separate parking space for one vehicle, with an EV car charging point also included.

Useful Information

Energy Efficiency Rating Tbc
Council Tax Band Tbc
Air Source Heat Pump
Mains Drainage
Upvc Double Glazing
EV Charging Point
10 year New Build Warranty
Freehold
No Onward Chain

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 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 1NP

What3words
///graceful.revisits.absorbing

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.