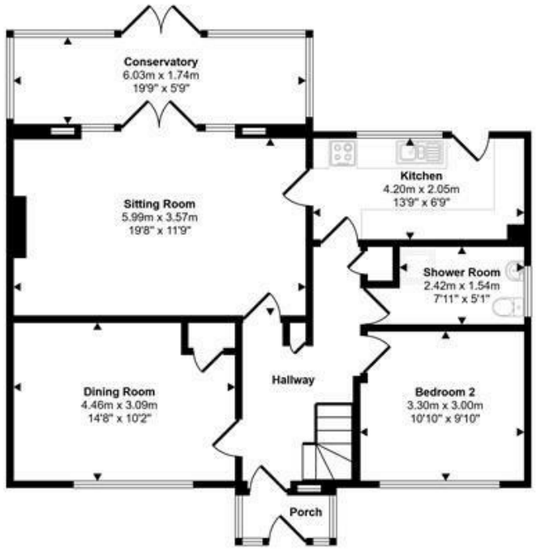
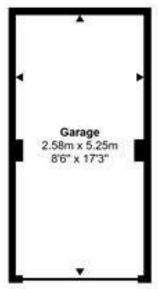
Approx Gross Internal Area
145 sq m / 1563 sq ft



Ground Floor
Approx 85 sq m / 916 sq ft



First Floor
Approx 47 sq m / 502 sq ft

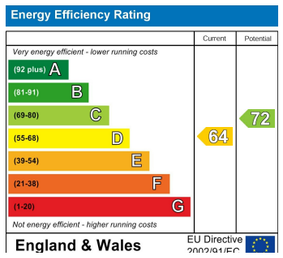


Garage
Approx 14 sq m / 146 sq ft

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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Plowman Close
Marnhull

Asking Price
£400,000

A well proportioned and well presented detached chalet bungalow offering spacious and versatile accommodation with three double bedrooms, two reception rooms and a particularly large, private rear garden. Situated in a quiet cul-de-sac within the popular Dorset village of Marnhull, the property also benefits from a garage and generous driveway parking.

A much loved and cherished home for around forty years, the property has clearly been enjoyed and well cared for over many decades. It offers comfortable accommodation arranged over two floors, with a double bedroom and shower room on the ground floor providing flexibility for those looking for predominantly ground floor living. There is also scope to enhance and personalise the property to suit individual tastes.

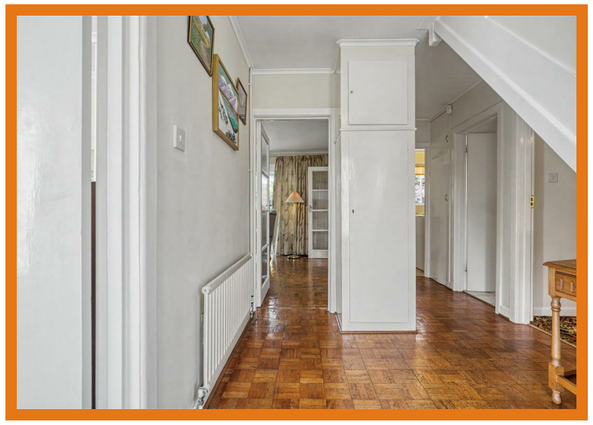
The generous sitting room leads directly through to the conservatory, creating a lovely space for relaxing and enjoying the outlook over the rear garden. There is also a separate dining room overlooking the front, making this a home with plenty of room for both everyday living and entertaining.

Outside, the large rear garden is a particular feature of the property. Mainly west facing, it enjoys a good degree of privacy and is not overlooked, with lawn, patio, mature trees and shrubs, together with a greenhouse and garden shed.

This is a wonderful opportunity to become the next owner of a much loved family home in a peaceful cul-de-sac setting within one of North Dorset's most popular villages.













The Property

Inside

A useful entrance porch opens into a good sized reception hall, which creates a welcoming first impression and gives access to the principal ground floor rooms, with stairs rising to the first floor. The sitting room is a particularly generous reception room and leads directly through to the conservatory, creating a lovely sense of space and an easy flow through the ground floor. The conservatory overlooks the rear garden and has double doors opening outside. There is a separate dining room to the front of the property, while the kitchen is positioned to the rear with an outlook over the garden and a door opening outside. It is fitted with a range of Shaker style cupboards and laminate work surfaces, with space for appliances and scope for some updating. Also on the ground floor is a well proportioned double bedroom together with the shower room.

On the first floor are two further double bedrooms and a separate WC. The main bedroom is especially impressive in size, extending across much of the rear of the property and enjoying views over the garden. It also benefits from built in storage. Bedroom three is another good sized double, again with built in storage, and has attractive timber wall paneling which gives the room additional character.

Outside

The property is approached over a driveway providing ample off road parking and leading to the garage. The front garden is attractively laid out with gravel areas with roses planted, giving the property a welcoming and well cared for appearance. A pathway leads to the front entrance and useful porch.

The rear garden is a particularly lovely feature of the property and has clearly been much loved and carefully tended by the current owners during their many years at the home. Mainly west facing, it enjoys a good degree of privacy and is enclosed. A generous paved patio adjoins the house, creating an attractive area from which to enjoy the garden, with colourful pots and established planting adding plenty of charm and interest. Beyond the patio, the garden is predominantly laid to lawn and is complemented by a variety of mature trees, shrubs and well stocked borders which give the space a wonderfully established feel. There are further areas of planting throughout the garden, with an abundance of colour and greenery creating a very pretty backdrop. The mature planting also helps give the garden its private and peaceful character, while the lawn provides a lovely open aspect. A greenhouse and garden shed are positioned within the garden, adding to its traditional appeal and practicality. Altogether, it is a generous, established and very inviting outside space which reflects the care and attention given to the property over the last forty years.

Useful Information

Energy Efficiency Rating - D
Council Tax Band D
Upvc Double Glazing
Mains Drainage
Freehold

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 1LB

What3words - exhales.snores.alongside

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.