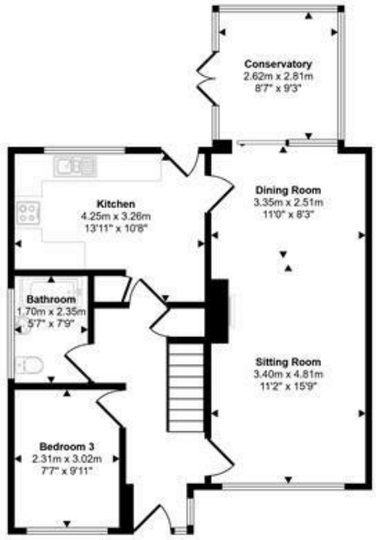
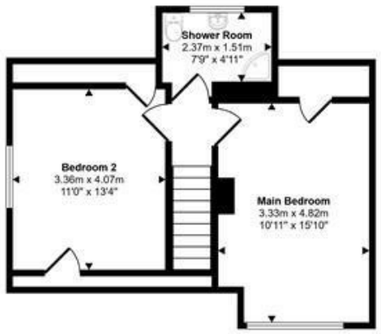
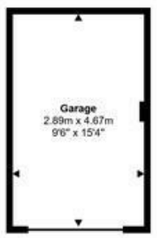
Approx Gross Internal Area
125 sq m / 1349 sq ft



Ground Floor
Approx 68 sq m / 734 sq ft



First Floor
Approx 44 sq m / 470 sq ft



Garage
Approx 13 sq m / 145 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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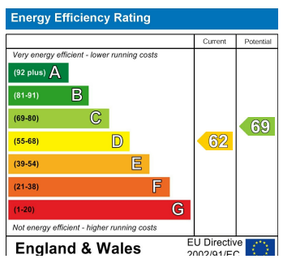

Morton • New

selling and letting properties



Ashley Road
Marnhull

Guide Price
£350,000

A spacious three-bedroom semi-detached chalet style home with a large open plan sitting and dining room, a conservatory overlooking the garden, a garage and driveway parking for three cars, offered to the market with the added benefit of No Onward Chain. Set within the sought after village of Marnhull, this versatile home offers flexible accommodation over two floors, with a bathroom on each.

The accommodation includes a spacious entrance hall, a very large open plan sitting and dining room with an open fire, a conservatory and a well finished kitchen, along with a ground floor bedroom and the family bathroom. Upstairs there are two large double bedrooms, including a very spacious main bedroom with a range of fitted white bedroom furniture, along with a shower room and useful eaves storage. The property was fully re-plumbed in 2020. Outside, the rear garden is laid mainly to lawn with a pond, mature planting and a charming archway leading to a secluded area with a garden shed at the far end. To the front, there is driveway parking for three cars leading to the garage, which has a recently restored roof.

Marnhull is one of the largest villages in the Blackmore Vale and is known for its thriving community, with plenty going on for local residents throughout the year. The village offers shops, a pharmacy, a hairdresser, pubs, a church and a village hall, along with its own excellent local newspaper. The market town of Sturminster Newton is just a short drive away, and Gillingham's mainline railway station provides direct services to London Waterloo and Exeter St Davids.













The Property

Inside

Ground Floor

The front door opens into a spacious entrance hall, with stairs rising to the first floor, useful storage beneath the stairs and doors leading off to the principal rooms. To the right is a very large open plan sitting and dining room, running from the front to the back of the house, with a ceiling fan and wood effect flooring. An open fireplace creates a cosy focal point, with the option of using a plug-in electric fire if preferred. The dining area has plenty of space for a family table, with doors opening into the conservatory. The conservatory is a spacious room overlooking the rear garden and pond, with a door out to the garden, providing a lovely spot to sit and enjoy the outdoors throughout the seasons.

The kitchen is a good sized room with lovely finishes, overlooking the rear garden. It is fitted with a range of white floor and eye level units with work surfaces, tiled splashbacks and a sink set beneath the window. There is space and plumbing for a dishwasher and washing machine. Also on the ground floor is bedroom three, which would suit as a single bedroom or a large study, along with the family bathroom, which is spacious and fitted with a bath, a wash hand basin and a WC.

First Floor

Stairs rise to the landing with doors leading off to both bedrooms and the shower room. The main bedroom is a very spacious double room, easily large enough for a king size bed, with a range of fitted white bedroom furniture, including wardrobes, a dressing table and a chest of drawers, along with access to the attic. Bedroom two is a further large double room with laminate flooring and two access points to the attic storage space. The shower room is spacious and bright, fitted with a shower, a wash hand basin and a WC.

Outside

Gardens

The rear garden is laid mainly to lawn, with a stepping stone path leading through it and planted borders filled with a variety of shrubs and flowers. A pond adds further interest, and the conservatory enjoys a lovely outlook over the garden. Towards the end of the garden, an archway draped in climbing plants leads through to a tucked-away area with a paved path, further planting and a timber garden shed, providing useful storage and a charming, secluded corner to explore. To the front, there is a garden with mature shrubs and planting.

Garage and Parking

A driveway to the front provides parking for three cars and leads to the detached single garage, which sits to the side of the property. The garage has an up and over door and is ideal for parking, storage or a workshop.

Useful Information

Energy Efficiency Rating D
Council Tax Band D
Gas Central Heating
Mains Drainage
Freehold
Fully Re-plumbed in 2020
Some furniture available by separate negotiation
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 1LQ

What3Words - typed.coasted.bolts

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.