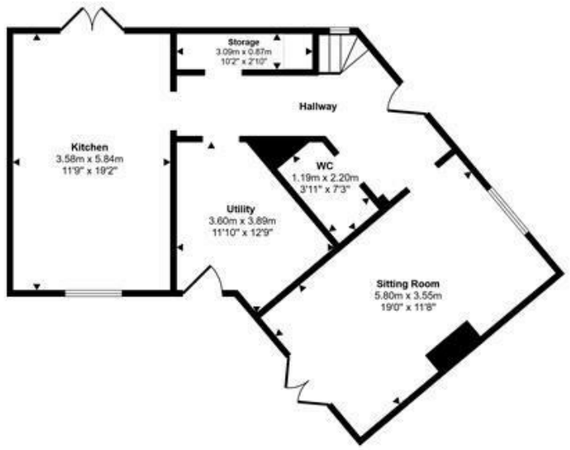
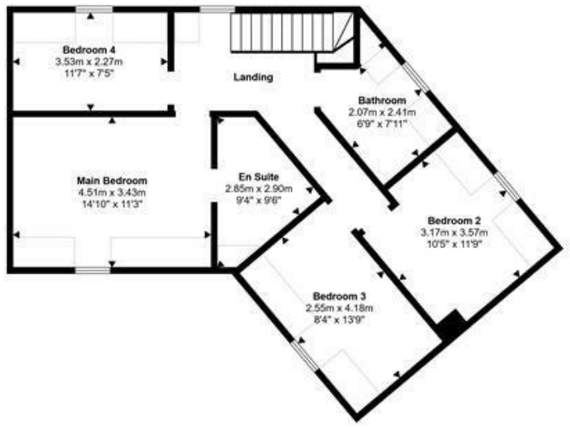
Approx Gross Internal Area
156 sq m / 1676 sq ft



Ground Floor
Approx 70 sq m / 759 sq ft



First Floor
Approx 71 sq m / 768 sq ft



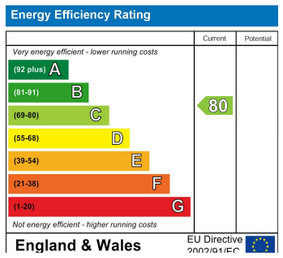
Garage
Approx 14 sq m / 149 sq ft

Denotes head height below 1.5m

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
£585,000

A stunning four 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 put your own stamp on a brand new home, with the ability to select your own kitchen design and fittings to create a space that truly reflects your style and taste. By completion, the property will be the finished product and ready to move straight into.

The accommodation extends to approximately 1,676 square feet across two floors, with a generous sitting room with wood burning stove, a spacious open plan kitchen and dining room and a useful utility room on the ground floor, alongside a WC. To the first floor, four well proportioned bedrooms are found, with the principal bedroom benefiting from an en suite shower room and the remaining three bedrooms served by the family bathroom.

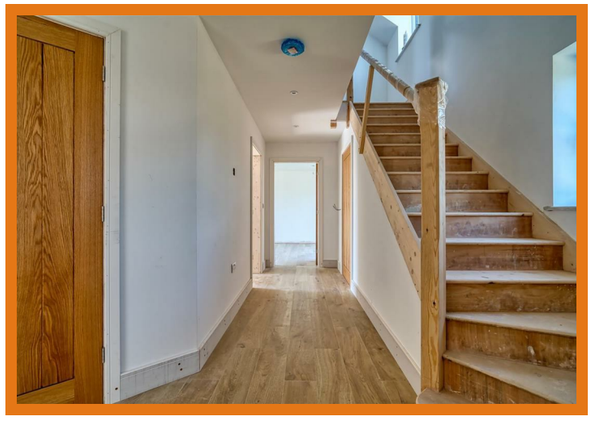
Outside, a wrap around garden surrounds the property with French doors leading directly from both the sitting room and kitchen onto the patio areas, creating a seamless connection between inside and outside. A garage and parking for three vehicles are also found within the plot, with an EV car charging point also included. Offered for sale with no onward chain.













The Property

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

First Floor
Stairs rise to the landing where four well proportioned bedrooms are found. The principal bedroom benefits from an en suite shower room, with the remaining three bedrooms served by the family bathroom.

Outside
Garden
A wrap around garden surrounds the property, with patio areas accessible directly from both the sitting room and kitchen via French doors, creating a wonderful outdoor entertaining and relaxing space. The garden offers excellent potential to be landscaped and personalised to the new owner's taste.

Garage & Parking
A single garage sits within the plot alongside parking for three vehicles, 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 Car 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
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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.