



Symonds
& Sampson

Oriel Cottage

Sackmore Lane, Marnhull, Sturminster Newton, Dorset

Oriel Cottage

Sackmore Lane
Marnhull
Sturminster Newton
Dorset DT10 1PN

A delightful and extended stone built detached house in the heart of this vibrant village with parking and a single garage.



- Detached local stone built house
- Extended into loft for 3rd bedroom suite
 - Off road parking and garage
 - Central village location

Guide Price £450,000

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

Oriel Cottage takes its name from the fine Oriel window on the first floor overlooking Sackmore Lane which still has the leaded stained glass. The house is believed to be 19th Century; built of local Marnhull stone with a tiled pitched roof. There are fine sash windows giving lots of light to the house, complimenting the high ceilings inside. In recent years, the house has been extended into the attic space to give a large third bedroom whilst the splitting of the bathroom on first floor level has given an en suite to the Oriel bedroom as well as the family bathroom. The kitchen was also replaced and is presented exceptionally well with open space to the dining area.

OUTSIDE

The house is set back behind a low wall along the road side with mature hedging above. A pretty gravel and stone path lead to the front door. The garden side is a level lawn from the conservatory to the parking area at the end via a wooden five bar gate. There is a detached brick built single garage with personal door to the rear. In addition is a small courtyard off the kitchen which leads back to the main garden to the left.

SITUATION

Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'Urbervilles. It has two public houses, two primary schools, three churches, doctors' surgery, pharmacy, carpet and soft furnishing shop, two grocery shops (one with a post office), hairdresser and beauty salon. There are many clubs and societies, and it is surrounded by beautiful countryside. More extensive shopping, business and recreational facilities are available in Sturminster Newton 3½ miles whilst the larger towns of Shaftesbury 6 miles and Gillingham 6 miles, together with Sherborne 11 miles, are all easily accessible.

DIRECTIONS

What3words:///arch.sharpens.whizzed

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

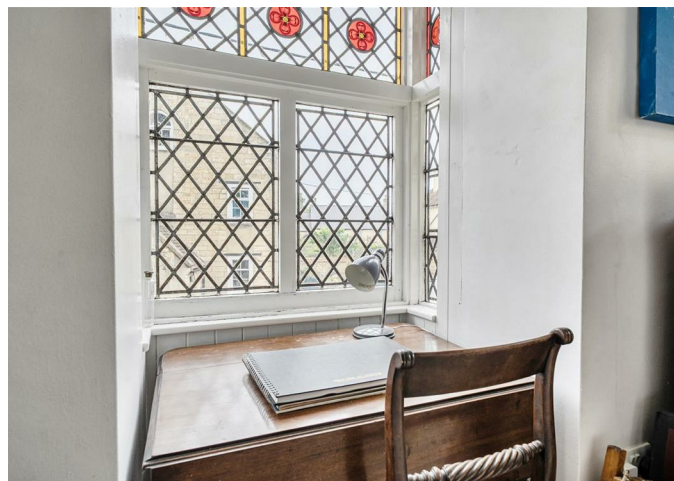
Council Tax Band: D

Dorset Council Tel: 01305 221000

Agents Notes: The parking area is highways but has been used by Oriel Cottage, for a minimum of 12 years now, with no issues arising.

Access to Cross Tree Farm cannot be blocked

Photographs taken May 2026



Sackmore Lane, Marnhull, Sturminster Newton

Approximate Area = 1178 sq ft / 109.4 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1372 sq ft / 127.3 sq m

For identification only - Not to scale



STU/WT/0626/0926



01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT