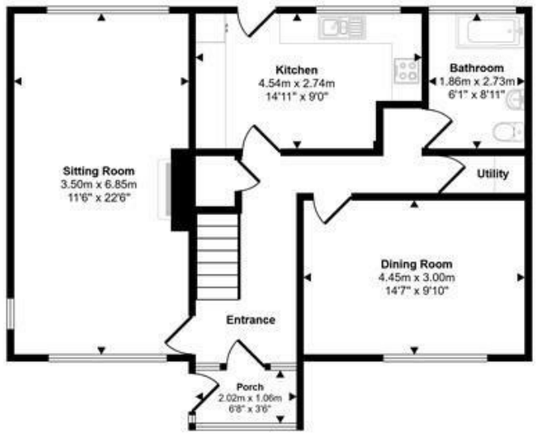
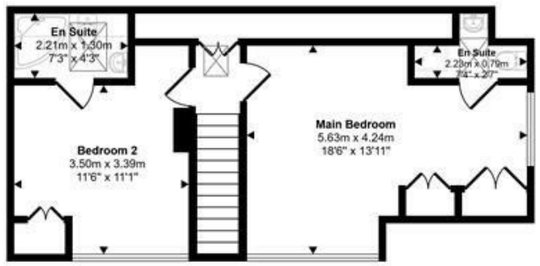
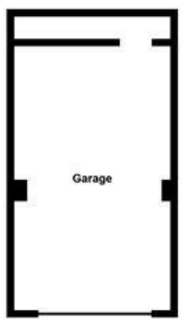
Approx Gross Internal Area
137 sq m / 1480 sq ft



Ground Floor
Approx 73 sq m / 782 sq ft



First Floor
Approx 46 sq m / 498 sq ft



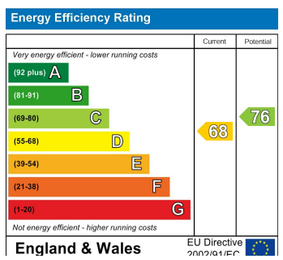
Garage
Approx 19 sq m / 200 sq ft

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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Barnes Close
Marnhull

Guide Price
£395,000

A generously proportioned two bedroom detached chalet bungalow set within the popular village of Marnhull, Dorset's largest village nestled in the heart of the Blackmore Vale. Well served for everyday needs, the village offers two primary schools, a GP surgery, two public houses, a pharmacy and a range of local shops. The nearby market town of Sturminster Newton is around three miles to the south whilst Gillingham and Shaftesbury are both within easy reach and offer a wider range of shopping, schooling and mainline rail connections.

Arranged across two floors and extending to approximately 1,480 square feet, the accommodation is notably spacious throughout. On the ground floor, a generous sitting room with a feature fireplace, a separate dining room with potential as a third bedroom, a fitted kitchen, bathroom and utility room all contribute to a well considered and flexible layout. Upstairs, two large double bedrooms each benefit from their own en suite.

Outside, an enclosed south-westerly facing rear garden enjoys a good degree of privacy and is not overlooked. A garage and off road parking for at least two vehicles complete the plot.













The Property

Inside
Ground Floor
Entering through a porch, the entrance hall gives access to the principal ground floor rooms. The sitting room is a particularly impressive space centred around a feature fireplace. Off the hallway, a separate dining room is a versatile space which, given the presence of a ground floor bathroom, could equally serve as a third bedroom if required.

The kitchen is fitted with traditional shaker style units and wood effect worktops. A hob and oven are in place alongside space for further appliances, with a window looking out over the rear garden and a door leading directly outside. There is also room for a table, making it a practical everyday space. A utility room and ground floor bathroom complete the accommodation at this level.

First Floor
Stairs rise to the first floor where two generous double bedrooms are found. Both rooms are well proportioned and each benefits from its own en suite. Storage is well catered for throughout, with fitted wardrobes in both bedrooms and further space available in the eaves.

Outside
Garden
To the front, a lawned garden with a few mature trees creates an attractive approach to the property. The rear garden faces a south-westerly aspect, is enclosed and not overlooked, laid mainly to lawn with mature shrubs, trees and a patio area. A garden shed is also included within the plot.

Parking
A garage and off road parking for at least two vehicles are available to the front of the property.

Useful Information

Energy Efficiency Rating D
Council Tax Band D
Gas Fired Central Heating
Mains Drainage
Upvc Double Glazing
Freehold
Vendor will need to find onward purchase

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 1LL

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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.