



Higher Stour Meadow, Marnhull, Dorset,

An impressive and sizeable four bedroom detached home with a double garage in a sought after village location.

Council Tax Band: To be confirmed

EPC: To be confirmed

Guide Price

£775,000

Freehold

Symonds
& Sampson

ESTABLISHED 1858

7 Higher Stour Meadow

Marnhull, Dorset, DT10 1NS

Bespoke development of 9 houses built by award winning AMB Developments Ltd

Beautiful detached brand new house approximately 1712 sq ft
Sought after North Dorset village with churches, pubs, schools, shops and amenities

Close to Sturminster, Gillingham and Shaftesbury
10 Year ICW guarantee
Council Tax Band TBC

Accommodation

Please see floor plan.

Viewing strictly by appointment through
Symonds & Sampson Sturminster Newton office on
01258 473766

The Property

A brand new four double bedroom bespoke detached house built by AMB Developments with beautifully designed architectural features overlooking fields to the rear situated close to the heart of the village offering an extensive range of amenities. The front door opens into a light-filled entrance hall off which are the principle rooms, stairs to the first floor and a cloakroom with built in storage. The large kitchen / diner is state of the art with integrated Neff appliances to include a double oven, dishwasher, fridge / freezer and induction hob and feature bay window over looks the rear garden. From the kitchen a door leads into the utility room with space and plumbing for a washing machine, space for another appliance and a door leads outside. The generous sitting room has a triple aspect, features a fire place with a woodburner and French doors open out to the garden.

On the first floor landing there is an airing cupboard and four double bedrooms with bedroom one having an ensuite shower room and there is a separate bathroom.

Room measurements:

GROUND FLOOR

Living Room 3.79m x 6.49m 12'5" x 21'3"

Dining Room 3.68m x 3.98m 12' x 13'

Kitchen 3.68m x 3.30m 12' x 10'9"

FIRST FLOOR

Master Bedroom 3.71m x 3.54m 12'2" x 11'7"

Bedroom 2 3.83m x 3.58m 12'6" x 11'8"

Bedroom 3 3.71m x 2.83m 12'2" x 9'13"

Bedroom 4 3.50m x 2.79m 11'5" x 9'1"

Approximately 1712 sq ft.

Please note, all imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to others within this brochure.

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.

The A303 is to the north of Gillingham linking with the M3 to London. Mainline railway stations in Gillingham and Sherborne with a regular service to London Waterloo taking about 2 hours.

The area is well known for a number of independent schools including Port Regis at Motcombe, Hazlegrove at Sparkford, Sherborne Schools and Bryanston near Blandford. There are two primary schools in Marnhull and secondary schools in Sturminster Newton and Gillingham.

Directions

From Sturminster Newton drive to Marnhull on the B3092 passing through Hinton St Mary. On reaching the village, turn left into New Street passing the church and the shop and turn right into Kentisworth Road. The entrance to Higher Stour Meadows will be found at the bottom of Kentisworth Road.

Outside

Outside there is a large fully enclosed rear garden laid to lawn with a terrace perfect for entertaining guests, off road parking and a double garage with a personnel door, power and light.

Services

Mains water, electricity, drainage and gas are connected to the property. Gas fired central heating. Underfloor heating to the ground floor and radiators on the first floor.

Local Authority

Dorset Council Tel: 01258 454111

Council Tax Band: TBC

Agent's Note

There will be a maintenance charge for each property for the communal areas. Charge TBC.

CHO May 2022

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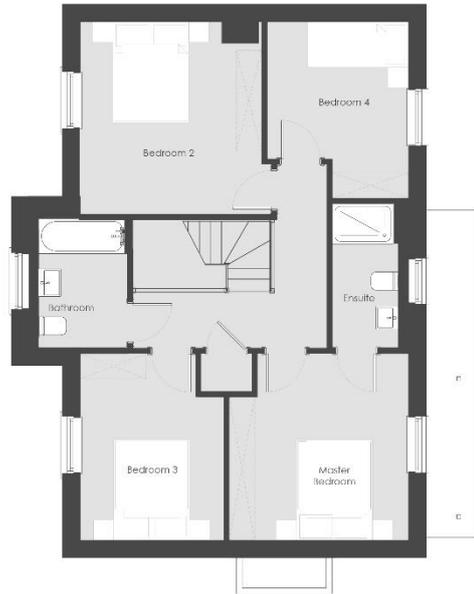
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EPC TO BE CONFIRMED



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