



**Clock Cottage, Burton Street, Marnhull,
Sturminster Newton, Dorset**

An attractive Grade II Listed house in the heart of the village within easy walking distance of local shops.

Guide Price
£545,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Clock Cottage, Burton Street, Marnhull, Sturminster Newton, Dorset, DT10 1PH

- Pretty Grade II Listed detached house
- Three double bedrooms and three bathrooms
- Abundance of character and charm throughout
- Inglenook fireplaces in sitting room and kitchen
- Kitchen / dining room with French doors to garden
- Delightful south facing walled garden with old water pump
 - Within walking distance of local shops
- Desirable village with access to a network of footpaths
 - Off road parking
 - No onward chain

Viewing strictly by appointment through
Symonds & Sampson Sturminster Sales Office
on 01258 473766





Clock Cottage is a detached stone Grade II Listed house situated in the heart of this desirable village. The beautifully presented, light and airy accommodation includes many period features such as exposed beams, window seats and shutters and unusually for a house of its age, high ceilings throughout.

The front door opens into a porch with a door leading into a large hall / study and access to all principal rooms. The dual aspect sitting room is a lovely, light, and spacious room with an inglenook fireplace with bread oven, a woodburning stove, window seats, alcoves and inset bookshelves. The inner hall has an understairs cupboard and access to the cloakroom / utility room with space and plumbing for a washing machine. A step leads up to the kitchen / dining room. This charming room has oak flooring, exposed beams, a deep inglenook fireplace with bread oven and recently installed French doors leading to the garden. A further door leads to the rear courtyard. There are wall mounted and floor standing units, plumbing for a dishwasher, space for a fridge / freezer and a Range cooker.

Stairs rise from the inner hall to the generous first floor landing with an airing cupboard. There are two double bedrooms. The master bedroom is a particularly lovely room with a dual aspect, elm floorboards, period fireplace, window seats and two large built in wardrobes. There is a newly installed wet room and further shower room with plumbing for a washing machine and access to a large boarded loft. A further staircase rises to the second floor where there is a large double bedroom and a bathroom.

Outside

To the rear of the property is a courtyard with parking for two cars. To the front there is a very pretty and fully enclosed south facing walled garden with a terrace, giving good privacy for this central location. There is a garden store, a shed, a range of established herbaceous borders with a variety of plants providing colour throughout the year together with a lawned area. A pedestrian gate leads onto Burton Street.

Directions

From Sturminster Newton drive on the B3092 to Marnhull

passing through Hinton St. Mary. On reaching the village with the church on your left take the next left down Church Hill which will take you to Burton Street. On entering Burton Street you will pass shops and just after the Robin Hill Stores you will find Clock Cottage on the right hand side.

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 with access to a network of footpaths.

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 both state and independent schools. There are two primary schools in Marnhull. Secondary schools are in Sturminster Newton and Gillingham.

Services

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

Property Information

Standard, superfast & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside (Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: F

Clock Cottage, Burton Street, Marnhull, Sturminster Newton

Approximate Area = 1832 sq ft / 170.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 986839



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