



October House, Sackmore Lane, Marnhull DT10 1PN

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Sackmore Lane, Marnhull
DT10 1PN

- Attractive Edwardian 3/4 Bedroom Home
- Well-proportioned, Versatile Accommodation
- Sympathetically updated and modernized
- South West Facing Rear Garden
- Driveway parking for several vehicles
- Glorious views over open farmland
- Quietly yet conveniently located in sought after village

Location: Marnhull is one of the largest villages in England and has a thriving community life with a primary school, two convenience stores, three churches, two inns and doctors' surgery and dispensary. There are numerous clubs and societies which are based in the village and the nearby town of Sturminster Newton also boasts an active community centre providing a range of cultural and educational facilities. Marnhull is celebrated in Thomas Hardy's *Tess of the D'Urbervilles* as Marlot and the views from the edge of the village will leave you in no doubt as to why the Blackmore Vale was so close to his heart.

The Property: Attractive and well presented, this 3 Bedroom, semi-detached Edwardian home boasts well-proportioned, versatile and comfortable accommodation that has been sympathetically modernised and updated by the current owners. The property is quietly located yet close to the centre of this well served village. Constructed primarily of red brick with stone detailing under a slate roof, it has been extended to the rear and side elevations. A good sized Garden Room/Bedroom 4, provides extra light, spacious and versatile ground floor living space. As stated above the owners have undertaken sympathetic improvements/modernisation of the property including the installation of kitchen units and updated electrics. The accommodation comprises of a useful part glazed Storm Porch to the front elevation, Entrance Hall, Sitting Room with wonderful views and an open Fireplace, large Inner Hall with fitted shelving and a modern Shower/Cloakroom off, spacious Kitchen/Dining/Family Room, Utility Room, Study Area and Garden Room/4 Bedroom. On the First Floor there are three good sized Double Bedrooms and a



Local Authority: Dorset Council
Council Tax: Telephone No. 03450 344569
Council Tax Band: D
Amount Payable for the year 2019/2020: £1977.03
Services: Mains water, gas, electricity and drainage. Gas fired central heating.

Viewing

Strictly by appointment through Abbot and Slater. Prior to making an appointment to view, the Agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property in order that you do not make a wasted journey.

Directions: From Sturminster Newton drive towards Marnhull on the B3092. On entering the village take the first left into New Street and Sackmore Lane is the first turning on the right before the village stores. Proceed along Sackmore Lane and the October House will be found about half way along this road on the right hand side and should be easily recognisable from our photographs and For Sale Board.



well-appointed Family Bathroom. Outside and to the front of the property is a tarmac driveway offering parking space for several vehicles. There is a raised flowerbed planted with Spring bulbs and mature shrubs. From the timber side gate a paved path leads to the rear garden which is South West facing and mostly laid to lawn, bordered by flower and shrub beds and enclosed with mature hedging. The paved rear terrace can be accessed by French Doors from the Garden Room and Kitchen/Dining/Family Room and provides a delightful space ideal for 'al-fresco' dining in the warmer months.

Accommodation: (see Floor-plan for details)

Ground Floor

Steps rise up to the part glazed door which opens into the:

Porch: Windows to the front elevation enjoying views over farmland. Coat hanging space, built in cupboard, ceramic tiled floor, wall light and part glazed door leading to:

Entrance Hall: Inset doormat, radiator, ceiling light, panelled door leading to:

Sitting Room: Window to the front elevation affording views across open farmland. Open brick fireplace with painted wood surround and mantle shelf having panelling above, quarry tile hearth with inset log basket. Dado and picture rails, ceiling light with decorative rose, 2 radiators.

Inner Hall: Window to the side elevation. Built in display/book shelving, Staircase to First Floor Landing with window at return having storage cupboard beneath. Ceiling lights. Door with ripple effect glass panel over leading to:

Cloak/Shower Room: Obscure glazed window to side elevation. White suite comprising of a pedestal wash hand basin with mixer tap over having tiled splash back, ladder style heated towel rail, low level dual flush w.c., fully tiled shower cubicle with Mira Electric shower and pump (installed 2018). Wall mounted Worcester gas fired boiler providing hot water and central heating to radiators. Inset ceiling lights, ceramic wood effect floor tiles.

Kitchen/Dining/Family Room: Accessed from the Inner Hall

Kitchen Area: Extensive range of shaker style solid wood floor standing and wall mounted units with granite effect work surfaces and travertine tile splashbacks. Corner stainless steel double sink unit with mixer tap over, space and plumbing for a dishwasher, space for freestanding cooker and fridge/freezer. Ceiling lights and French doors leading to the terrace and rear garden. Karndean flooring and breakfast bar separating the kitchen from the Dining/Family area. Part glazed stable door to the Utility Room.

Dining/Family Area: Picture and dado rails. Built in cupboards with shelving on either side of the chimney breast, exposed beam, Karndean flooring, radiator, ceiling light and part glazed door to the Study.



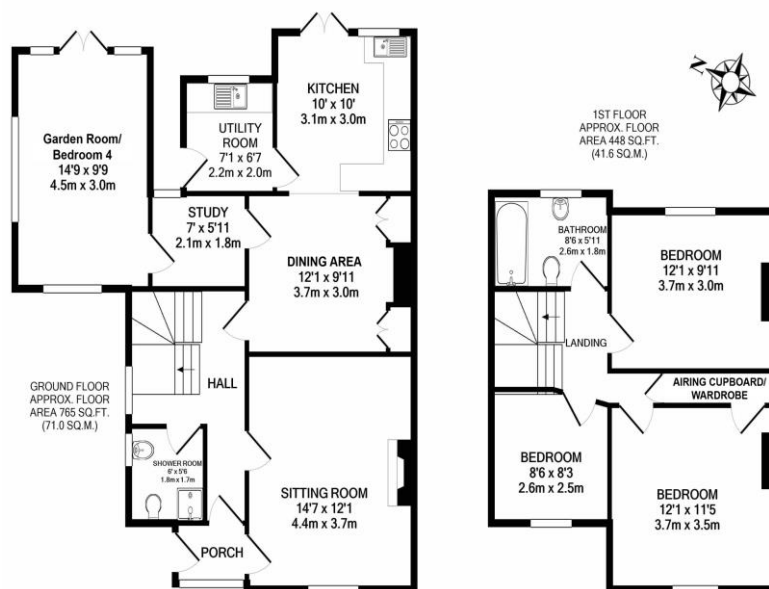
Exterior



Outside:

To the front of the property there is a tarmac driveway bordered by a hedge and a parking area which will accommodate several vehicles. There is a raised flower bed planted with Spring bulbs, climbing rose and shrubs bounded on one side by a well maintained hedge. A timber gate leads to:

Rear Garden: South west facing and mainly laid to lawn, bordered by shrub and flower beds, some fruit trees and enclosed by mature hedging. There is a paved terrace ideal for outside dining in the warmer months and useful good sized timber storage shed which benefits from power and light.

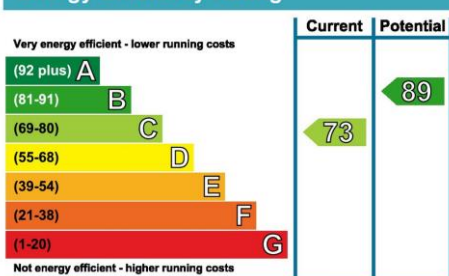


TOTAL APPROX. FLOOR AREA 1213 SQ.FT. (112.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating



Utility Room: Windows to the side and rear elevations and part glazed door to the side elevation. A range of painted floor standing and wall mounted units with granite effect work surfaces, inset stainless steel sink unit with mixer tap over and space and plumbing for washing machine. Painted tongue and groove panelling to dado rail, storage recess, ceramic tiled floor, radiator and ceiling light. Window to Study.

Study: Window to the rear elevation. Built in work station with storage cupboard beneath and further storage space. Recessed display/book shelves, picture rail height shelving that continues over the part glazed door to the Kitchen/Dining/Family Room. Radiator, ceiling lights and wood effect laminate floor.

Garden Room/Bedroom 4: Triple Aspect with windows to the front and side elevations and floor to ceiling glazing to the rear elevation with large double doors opening onto the rear terrace and south west facing garden. Wood effect laminate floor, inset ceiling lights and radiator.

Staircase to First Floor Landing with window to the side elevation at the return.

Landing: Galleried with hatch to boarded and insulated loft space. Airing cupboard housing factory lagged hot water cylinder and fitted with slatted shelves. Ceiling light, radiator.

Master Bedroom: Window to the front elevation with glorious views over open farmland. Display shelf to the side of the chimney. Secondary door to the airing cupboard with further shelving and hanging space. This area has great potential to be converted to an En-suite to the Master Bedroom (subject to the necessary consents). Ceiling light and radiator.

Bedroom Two: Window to the rear elevation overlooking the garden and adjoining field. Display shelves to either side of the chimney breast. Ceiling light and radiator.

Bedroom Three: Window to the front elevation enjoying similar views as the Master Bedroom. Dado rail, ceiling light and radiator.

Family Bathroom: Window to the rear elevation. Contemporary white suite comprising of a double ended panelled bath with central mixer tap and hand held shower attachment having part tiled surround. Wall mounted wash hand basin with mixer tap, ladder style heated towel rail, low level dual flush w.c., extractor fan and vinyl floor tiles.

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