



Wisteria House

New Street, Marnhull

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome five-bedroom family home with outbuildings and 1.56 acres in a beautiful village setting

An impressive double-fronted detached period property featuring beautifully-presented, neutrally-decorated and generously-proportioned accommodation arranged across three floors. It is located at the heart of a desirable large village celebrated in Tess of the d'Urbervilles, near to extensive local amenities.



4 RECEPTION ROOMS



5 BEDROOMS



**3 BATHROOMS
1 CLOAKROOM**



PRIVATE PARKING



1.56 ACRES



FREEHOLD



VILLAGE



3,828 SQ FT



**GUIDE PRICE
£1,295,000**



The property

Wisteria House is a handsome double-fronted detached family home offering more than 3,800 sq ft of light-filled flexible accommodation arranged over three floors. Recently overhauled and improved upon by our clients, the house is designed to provide an elegant yet practical environment for family living and entertaining, the property combines quality fixtures and fittings with period features, including original fireplaces. The accommodation flows from a welcoming reception hall with original Minton-tiled flooring and useful storage, into an inner hall with a strong room, cloakroom, and a side door to the garden.

The house has a sitting room and a family room—both with feature fireplaces. The sitting room includes an inset wood-burning stove, while the family room is dual aspect with a glazed door to the side garden. A wooden-floored dining room features an open fireplace, original fitted storage, and leads to a well-appointed kitchen with a range of wall and base units, complementary worktops, a Belfast sink, Aga,

and modern integrated appliances. From the kitchen, a door opens to the rear courtyard, and double doors lead to a breakfast room with a large vaulted sky lantern and full-height glazing, incorporating a door to the side terrace and walled garden. A useful, inter-connecting fitted utility room completes the layout.

A main staircase and separate concealed staircase rise respectively from the entrance hall and dining room to a spacious landing with fitted storage, giving access to a principal bedroom with en suite bathroom and four further double bedrooms, all with feature fireplaces. Also on this floor is a modern family bathroom, a shower room and a separate WC. A further staircase rises to the second floor which houses two vaulted, inter-connecting attic rooms, suitable for several uses or conversion to further living space.







Outside

Set behind low-level stone walling topped by iron railings and having plenty of kerb appeal, the property is approached through a pedestrian gate opening to the front garden and over a side driveway leading to a rear courtyard providing private parking and giving access to two sheds, an open-sided log store and two stone two-storey barns, suitable for various uses or conversion (STP). Extending to about 1.56 acres, the well-maintained part-walled garden surrounding the property has been the subject of much improvement and is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a summer house, a courtyard accessible from the kitchen and a paved side terrace accessible from the breakfast room. The whole is screened by mature hedging and trees, and is ideal for entertaining and al fresco dining.

Location

Nestled at the heart of the Blackmore Vale in glorious North Dorset countryside, surrounded by an abundance of walks and rides, Marnhull is a quintessentially English village with amenities including churches, village stores, a Post Office, newsagent, pharmacy, hairdresser, beauty salon, garage, GP surgery, two pubs and primary schools. Sturminster Newton has a fascinating mix of boutique stores and recreational facilities; more extensive shopping, service and leisure amenities are available in the market towns of Shaftesbury and Gillingham. The area is renowned for its sporting facilities including numerous racing and golf courses and a range of water sports on the south coast. Communications links are excellent: the A30 and A303 link to major regional centres and the motorway network and Gillingham station (6.3 miles) offers regular mainline services to London.

Airports can be found at Bristol, Bournemouth and Southampton.



Distances

- Sturminster Newton 3.3 miles
- A30 (London-Land's End road) 3.6 miles
- Shaftesbury 6.2 miles
- Gillingham 6.5 miles
- A303 (Basingstoke-Honiton road) 15.0 miles

Nearby Stations

- Gillingham

Key Locations

- Cranborne Chase National Landscape
- Old Wardour Castle
- Melbury Downs Nature Reserve
- Shaftesbury Abbey Museum & Garden
- Gold Hill

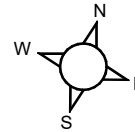
Nearby Schools

- St Gregory's Primary School
- St Mary's Catholic Primary School
- Shaftesbury School
- Bryanston
- Clayesmore
- Hanford
- Port Regis School
- Sandroyd
- Sherborne School for Boys
- Sherborne School for Girls









Floorplans

Main House internal area 3,828 sq ft (356 sq m)

Barns internal area 1,832 sq ft (170 sq m)

Sheds internal area 462 sq ft (43 sq m)

Total internal area 6,122 sq ft (569 sq m)

For identification purposes only.

Directions

DT10 1PZ

what3words: [///vanished.uncouth.simulator](https://www.what3words.com/#!/vanished.uncouth.simulator) - brings you to the property

General

Local Authority: Dorset Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Agents Note: The Barn to the right of the drive is owned by our clients and could be made available to a buyer of Wisteria House.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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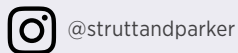
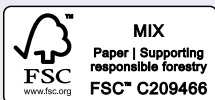
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