



Harts House, Sackmore Lane, Marnhull,
Sturminster Newton, Dorset

Guide Price
£1,400,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A particularly well-appointed Georgian style modern house finished to exacting standards with about 3000 sq ft of internal accommodation along with impressive detached garage block and two level paddocks. In all about 3 acres.

**Harts House, Sackmore Lane,
Marnhull, Sturminster Newton,
Dorset, DT10 1PN**

- Modern house near the middle of the village
- Popular village with excellent range of amenities
- Underfloor heating throughout ground floor and first floor
 - Beautifully presented and finished to high spec
- Hand built bespoke kitchen. Garden room opening to terrace
 - 27'7 ft sitting room - separate dining room
- Master bedroom suite with seating area, dressing room and ensuite
 - 4 further double bedrooms and luxury refitted bespoke bath / shower rooms
- Large double garage with room above and store - approx 950 sq ft
- Adjoining level paddocks, barns and field shelters. In all about 3 acres

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





A particularly well-appointed Georgian style modern house finished to exacting standards with about 3000 sq ft of internal accommodation along with impressive detached garage block and two level paddocks. In all about 3 acres.

Harts House is a modern detached house built in 2012 mainly of local Marnhull stone elevations under a pitched slate roof. The well arranged generous family accommodation is over three floors and extends to about 3000 sq ft. The house has the benefit of being modern yet exhibits many Georgian features such as high ceilings, large windows and symmetry. The front door opens into a spacious and bright hall with stairs to the first floor. There is a well appointed shower room with floor to ceiling storage and to the right of the hall a study or snug. Beyond the hall a door opens into a particularly spacious sitting room measuring 27'7" with a mock electric stove in a stone fireplace with storage either side and Kardean stone effect floors. Two windows overlook the terrace to the rear and double doors open into the dining room with a fireplace. Beyond the dining room is the kitchen which has a superb range of bespoke wall mounted and floors standing units, electric range with gas burners above and flagstone floor. There is a utility room off the kitchen and double doors from the kitchen also open into the garden room which has a bar and French doors to the terrace. Wide stairs from the hall lead to a light, bright first floor landing where there is a symmetrical bedroom layout in each corner.

The master bedroom suite is to the rear and comprises a seating area with doors opening on to a roof terrace overlooking the garden, an arch leading through to the superb bedroom and then on through to the dressing area and beautifully appointed ensuite bathroom. The guest bedroom has an ensuite shower room and there are two further double bedrooms and a family bathroom. On the second floor is a further double bedroom and a large storage area.



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 head north towards Gillingham on the B3092 turning left at the Church in Marnhull on to New Street. Continue to the junction and turn right on to Sackmore Lane where Harts House will be found on the left after about a quarter of a mile.

Outside

The property is approached from Sackmore Lane on to a drive where there is parking for two cars and a small, enclosed garden at the front. At the top of the drive there is further parking and a substantial detached steel framed and block built garage with brick plinth and timber cladding, power, light and electric doors. There is an adjoining workshop and large rear store. External stairs lead to a substantial first floor.

Accessed from the kitchen is an enclosed and private southwest facing terrace. Steps from the terrace lead up to the garden with a well-maintained level lawn, shrubs and hedging along with raised vegetable beds, a greenhouse and timber shed.

A 5 bar gate from the drive (also pedestrian gate from the garden) gives access to the land which is made up of two level paddocks laid to permanent pasture. The two lower buildings are a pole barn and

stables. The pole barn has power and the stable block has water, both with concrete floors and a concrete yard between the two. At the top of the field is a large barn / hay store with agricultural and equestrian use and water. A separate field shelter also has water.

Services

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

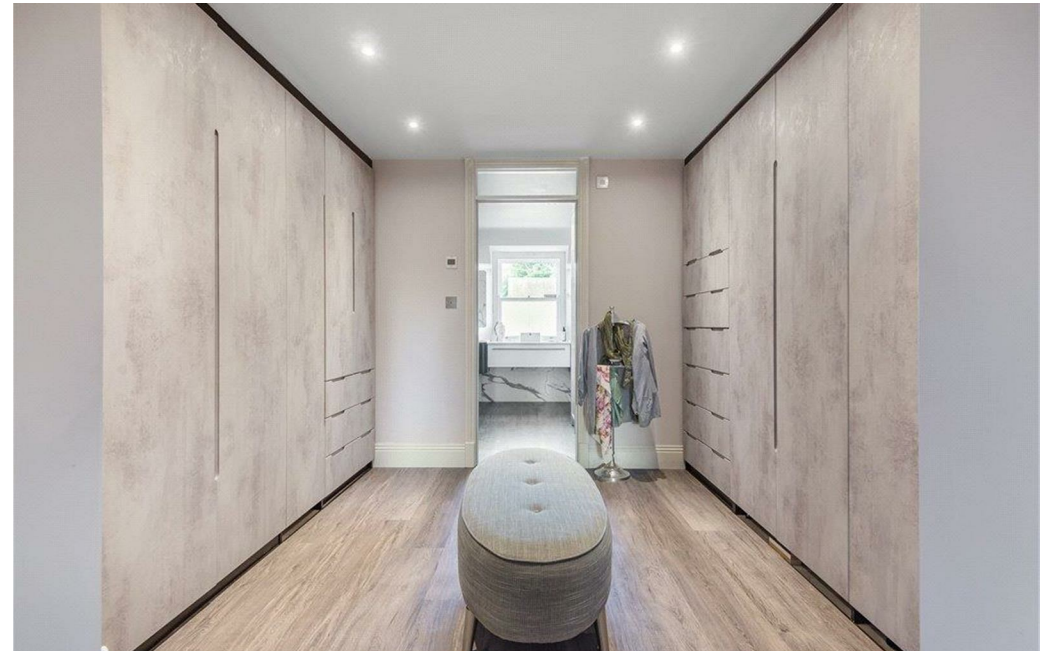
Local Authority

Dorset Council Tel: 01305 221000

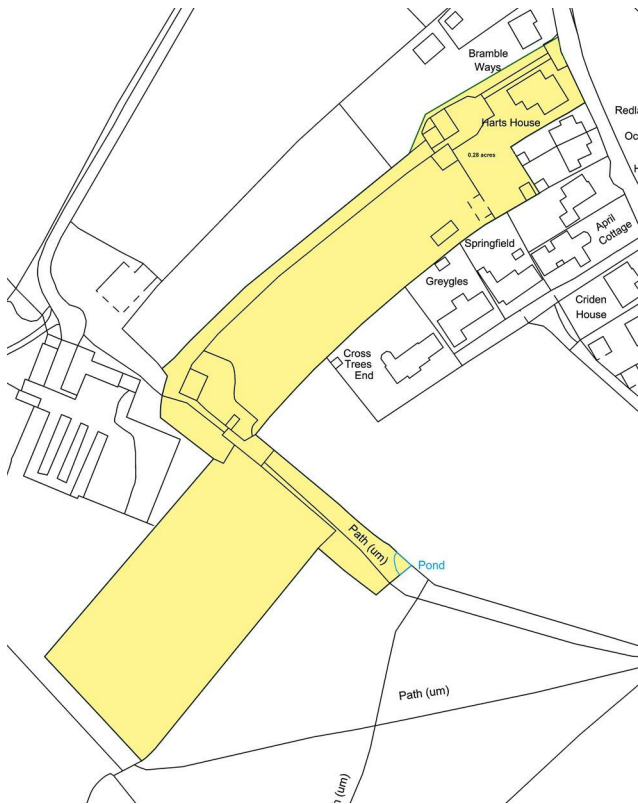
Council Tax Band: G

Agent's Note

There is a footpath from Sackmore Lane to the northern side of the house running along the northwest boundary but fenced from the land.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GWB November 2023

Symonds & Sampson

ESTABLISHED 1858

01258 473766

Symonds & Sampson LLP

Agriculture House Market Place, Sturminster Newton, Dorset, DT10 1AR

sturminster@symondsandsampson.co.uk

www.symondsandsampson.co.uk

Sackmore Lane, Marnhull, Sturminster Newton

Approximate Area = 2982 sq ft / 277 sq m
Outbuildings = 2257 sq ft / 209.6 sq m (includes garage)

Total = 5751 sq ft / 534.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Symonds & Sampson. REF: 859517

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

