



The Paddock

Lovells Court, Burton Street, Marnhull, Dorset

The Paddock

Lovells Court
Burton Street
Marnhull
Dorset DT10 1JJ

An impressive and substantial bungalow in the heart of Marnhull situated on a private road, whilst set back along its own driveway and surrounded by its own gardens.



- Substantial bungalow on private road
 - Own drive, parking & gardens
- Impressive reception rooms and large kitchen / dining room
- Principal suite with dressing room and en suite bathroom
- Close to shops whilst still in quiet position

Guide Price **£750,000**

Freehold

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THE PROPERTY

An extensive bungalow with impressive flowing space and a fine balance of living and bedroom accommodation, the main rooms being accessed easily from the large entrance hallway which itself has a large coats cupboard.

The drawing room has an open fireplace with period designed surround and picture windows facing the south & western aspects. The kitchen is a substantial size with plenty of space for an island and all the usual wall and floor units and includes the oil fired Aga. There is space for a large dining table and this is adjacent to the conservatory giving light and more seating through the sliding glass doors, if required. The kitchen links well with the huge utility room which houses sink, hot water tanks, all the washing and drying machines and also gives access to the garden. It also links to the office, quietly away from the main part of the house. There is a WC and a large walk in storage room. It also links to the garage.

The principal bedroom has been extended in recent years to provide a dressing room to one end and the en suite bathroom to the other whilst still retaining more built in wardrobes. There is a large double second or guest bedroom and two smaller double bedrooms with the refurbished family shower room opposite.

OUTSIDE

The house sits centrally in its own sizable plot. An impressive private drive runs at the side of the house to a large parking and turning area as well as the double garage, one door being an electric up and over. The gardens are either the eastern or western sides of the house with the eastern part housing a hidden shed set next to the long wall on the village side of the property. The south and western garden is accessed via the conservatory or the utility room and is mainly laid to a level lawn with mature hedging and trees. The house is in an enclosed spot with trees surrounding the property but it remains close to the shops around the corner but also tucked away on the private road of Lovells Court.





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 with 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.

DIRECTIONS

What3words:///helm.processes.mourner

SERVICES

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

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available
There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: G

Agents Notes: It is believed the boundary runs to Burton Street and maintenance of that bank lies with The Paddock.
Rights of Way: Private road access



Burton Street, Marnhull, Sturminster Newton

Approximate Area = 2543 sq ft / 236.2 sq m

Garage = 363 sq ft / 33.7 sq m

Total = 2906 sq ft / 269.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		56	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1466834



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