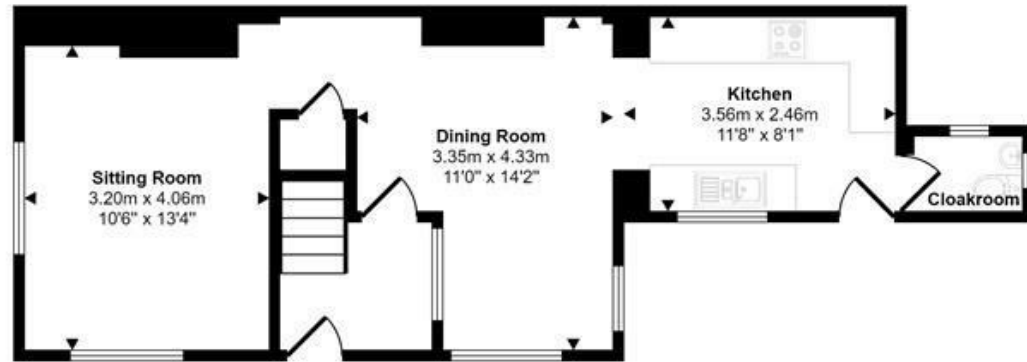
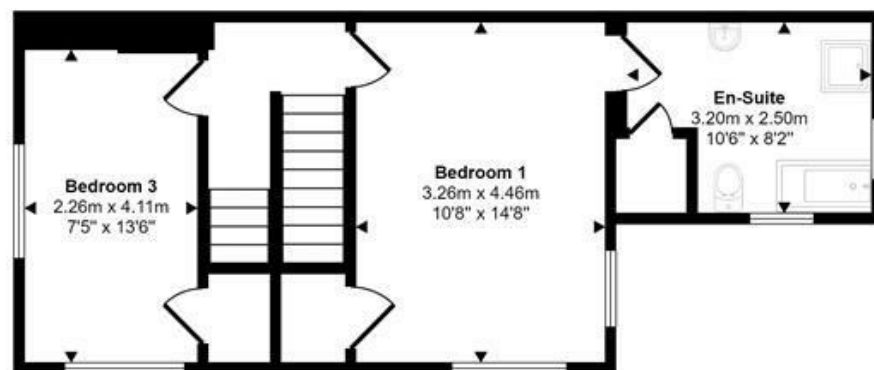


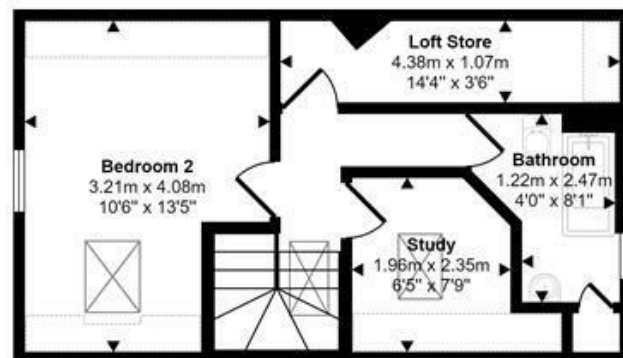
Approx Gross Internal Area
120 sq m / 1291 sq ft



Ground Floor
Approx 45 sq m / 482 sq ft



First Floor
Approx 43 sq m / 459 sq ft



Second Floor
Approx 32 sq m / 350 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		73	
(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	



Fifehead
Fifehead Magdalen

Guide Price
£500,000

A wonderful chance to purchase a charming end of terrace character home, offered to the market with the bonus of no onward chain and boasting some fabulous rural views over the beautiful Blackmore Vale countryside. The property is situated in the small and pretty village of Fifehead Magdalen, which lies in the beautiful Blackmore Vale and boasts a 14th Century church with the nearest facilities about a mile away in Marnhull. Marnhull has a post office, two general stores, chemist and doctors surgery plus public houses and two primary schools. The market town of Shaftesbury is about 5 miles away where further facilities can be found, Gillingham is only 3 miles away where there is a mainline train station. The village also falls in the Gillingham school catchment area. The property benefits from three double bedrooms plus a small single bedroom/study and enjoys a lane side position in this pretty Dorset village. Over the last year or so the property has been subject to a programme of complete renovation, which included transforming the unused second floor space into functional and stylish accommodation. The property is well presented, providing a bright interior with well proportioned rooms and is ready for occupation. A viewing is urged to truly appreciate this delightful home as well as the location.

In brief, the ground floor accommodation consists of welcoming entrance hall, dining room with openings to the sitting room and kitchen, which is fitted with a range of soft closing contemporary units and some built in appliances. There is also a cloakroom. On the first floor there is the main bedroom with en-suite bathroom plus a further good sized bedroom. On the second floor there is the bathroom, one double bedroom plus a study or small fourth bedroom. Outside, there is off road parking for three to four cars, a substantial garden, which lies to the front of the house and an outbuilding with storage and a gardener's WC - both with power and lighting.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



ACCOMMODATION

Ground Floor

Entrance Hall

Traditional style storm porch to the front of the property. Composite front door with inset glass panes and peep hole opens into a welcoming entrance hall. Recessed ceiling lights. Smoke detector. Wall mounted electrics. High level window into the dining room. Radiator. Power points. Exposed floorboards. Stairs rising to the first floor and white panelled door opening into the:-

Dining Room

Enjoying a double outlook with windows to the front and side with view over the garden. Ceiling lights. Radiator. Power points. Old fireplace recess with stone hearth. Space for a fridge/freezer. Exposed floor boards. Door to understairs storage cupboard, opening to the kitchen and to the inner hall, where there is a further storage cupboard and leads to the:-

Sitting Room

Boasting a double aspect with windows with deep sills overlooking the lane to the side and garden to the front. Ceiling light. Radiator. Power points. Old fireplace with stone hearth. Exposed floorboards.

Kitchen

Window overlooking the garden to the front. Recessed ceiling lights. Smoke detector. Radiator. Power points. Fitted with a range of stylish, contemporary, soft closing kitchen units consisting of two separate drawer units, two pull out spice/tin racks, floor cupboards, one with corner carousel plus eye level cupboards. Good amount of wood work surfaces with matching upstand and one and half bowl 'Fireclay' sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine and dishwasher. Built in electric oven and ceramic hob with tiled splash back and extractor hood above. Tiled floor.

Composite door with inset fan light opening to the paved seating area to the front and white panelled door to the:-

Cloakroom

Opaque glazed window to the rear elevation and window to the side. Recessed ceiling light. Extractor fan. Radiator. Fitted with a pedestal wash hand basin and low level WC. Tiled floor.

First Floor

Landing

Recessed ceiling lights. Smoke detector. Radiator. Power points. Exposed floorboards. Stairs rising to the second floor and white panelled doors to bedroom three and to:-

Bedroom One

Windows with deep sill to the front and side aspects - both with countryside views. Ceiling and wall lights. Radiator. Power points. Walk in over stairs storage cupboard. White panelled door to the:-

En-Suite Bathroom

Boasting a double outlook with countryside views. Recessed ceiling lights. Extractor fan. Access to the loft space. Chrome heated towel rail. Fitted with a modern and stylish bathroom suite consisting of floor standing vanity wash hand basin with ceramic bowl, mixer tap, tiled splash back and shaver socket to the side, large walk in shower cubicle with mains shower and choice of monsoon or hand held shower head, Victorian style bath with claw feet, central taps and tiled splash back plus a low level WC with dual flush facility and floor standing unit. Tiled floor. Airing cupboard housing the hot water cylinder, central heating programmer and fitted with power points.

Bedroom Three

Enjoying a double aspect with deep sill windows to the front and side, taking in a rural outlook. Ceiling light. Radiator. Power points. Old fireplace recess. Door to the under stairs cupboard.

Second Floor

Landing

Stairs rise and curve up to the landing with velux window to the front elevation. Ceiling lights. Exposed timbers. Smoke detector. White panelled doors to all rooms, including the loft store, which is fitted with light.

Bedroom Two

Velux to the front elevation and window with deep sill to the lane side and enjoying a rural view. Some restricted head room. Exposed timbers. Radiator. Power points.

Bedroom Four/Study

Velux to the front elevation. Some restricted head room. Exposed timbers. Ceiling light. Radiator. Power points.

Bathroom

Window with tiled sill to the side aspect and view over countryside. Recessed ceiling lights. Extractor fan. Exposed timbers. Chrome heated towel rail. Fitted with a modern suite consisting of low level WC, Victorian style bath with claw feet, central tap, mains shower over and tiled splash back plus a pedestal wash hand basin with mixer tap and tiled splash back. storage cupboard with tiled shelf above. Wood effect laminate flooring.

Outside

Parking and Garden

There is off road parking to the property with space to park three to four cars. A gentle slope leads from the parking up to the front door. The substantial garden lies to the front of the house and is a blank canvas for one's own landscaping design. It is laid to lawn and planted with apple trees. There is also an outbuilding, which has a gardener's WC and store/potting shed - both with power and lighting. The adjoining property has a right of way over the frontage to their gate.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazing
Air Source Heat Pumped
Septic Tank Drainage - shared with the adjoining property
Freehold
No Onward Chain

Directions

From Gillingham

At the A30 head towards Sherborne. Go through West Stour and at the crossroads turn left to Fifehead Magdalen. Continue into the village passing the village hall and follow the road round, where the property will be found on the left. Postcode SP8 5RR

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.