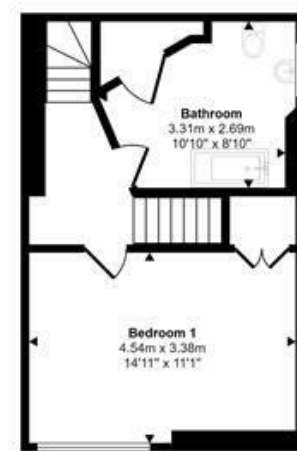
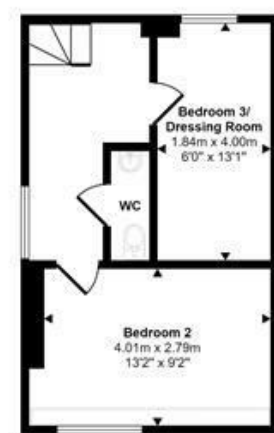




Ground Floor
Approx 34 sq m / 363 sq ft



First Floor
Approx 34 sq m / 369 sq ft



Second Floor
Approx 30 sq m / 319 sq ft

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.

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Gillingham
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SP8 4AA

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



High Street Milborne Port

Guide Price
£275,000

****MOTIVATED VENDORS****VENDORS HAVE FOUND END OF CHAIN****

A delightful semi detached characterful stone cottage with three good sized bedrooms, beautifully presented and well maintained and enjoying a prime location close to the High Street of the popular and well served village of Milborne Port. The village boasts a friendly and active community as well as catering well for everyday essentials with a butchers, Co-op store, fish and chip shop, doctor's surgery and pharmacy. There is also a vets, primary school, high end restaurant and public houses. Just three miles away is the historic town of Sherborne where there is a mainline railway station. We believe that the cottage is about two hundred years old, reputed to have been one of the banks in the village at some point but has been the much loved and enjoyed home to our sellers for the last five years. During this time it has benefitted from some general maintenance and updated with a new front door in the original style, new uPVC stable door has been fitted and the boiler was replaced in December 2022. The property has also been redecorated throughout in a vintage style that suits the cottage very well indeed. The cottage retains many character features, which include uPVC window in a pane glass finish, some deep window sills and window seats, exposed ceiling beams and fireplace. This charming cottage offers more than meets the eye from the outside and must be viewed to experience the wonderful ambience, layout and room size. It will certainly satisfy many potential buyers - from those looking to be in the middle of town with low maintenance garden to those seeking a retreat from a hectic city life, as well as going a long way to tick many other boxes. An early viewing is strongly recommended to avoid missing out on the chance to be the next owner of this stylish property.

In brief, the ground floor accommodation consists of sitting room with fireplace and wood burning stove, inner hall with stairs rising to the first floor and access to the kitchen/dining room and utility. There is also a useful downstairs cloakroom. On the first floor there is the bathroom and double bedroom with built in wardrobe. On the second floor there is a double bedroom, good sized single bedroom and cloakroom. Outside, there is an enclosed courtyard style garden with gate to the side leading out to the road.



ACCOMMODATION

Ground Floor

Sitting Room

An original style panelled front door with inset glass panes opens into a welcoming sitting room with pane glass style window with seat under to the front of the cottage. High level cupboard housing the electrics. Ceiling light. Exposed ceiling beams. Radiator. Power points. Stone fireplace with wood burner. Inset coir matting by the front door and wood effect laminate flooring to the main reception room. Opens to the:-

Inner Hall

Ceiling light. Radiator. Wood effect vinyl flooring. Stairs rising to the first floor, opening to the kitchen and utility and stable door to the courtyard.

Kitchen/Dining Room

Pane glass style window to the side aspect with deep wood sill and floor cupboards under. Ceiling light. Exposed ceiling beam. Part wood panelled walls. Radiator. Power points. Under stairs recess. Wood work surface with floor cupboards under to either side of space for a slot in cooker. Space for a fridge/freezer. Wood effect vinyl flooring.

Utility

Window to the rear with outlook over the courtyard. Ceiling light. Exposed ceiling beams. Wall shelf. Fitted with wood work surface with matching upstand, tiled splash back and one and half bowl ceramic sink and drainer with mixer tap plus floor cupboards under and space and plumbing for a washing machine. Wood effect vinyl flooring. Latch door to the:-

Cloakroom

Ceiling light. Extractor fan. Exposed ceiling beam. Coat hooks. Fitted with a low level WC with dual flush facility and pedestal wash hand basin with tiled splash back. Wood effect vinyl flooring.

First Floor

Landing

Stairs rise up to a part galleried landing with ample space for office/study area. Ceiling light. Exposed ceiling beam. Radiator. Two display alcoves on stairs to the second floor. Latch doors to the bathroom and to:-

Bedroom One

Pane glass style window to the front of the cottage. Ceiling light. Exposed ceiling beams. Part wood panelled walls. Radiator. Power points. Two recesses with display/book shelves. Built in double wardrobe with hanging rail and shelf.

Bathroom

Window to the side elevation. Ceiling light. Exposed ceiling beams. Part wood panelled walls. Radiator. Cupboard housing the combination gas fired central heating boiler. Fitted with a stylish modern suite consisting of low level WC, pedestal wash hand basin and bath with wood panelled side and mixer tap with old fashioned style telephone shower attachment. Black and white tile effect vinyl flooring.

Second Floor

Landing

Stairs rise and curve up to a part galleried landing. Window with deep sill to the side aspect. Ceiling lights. Access to the loft space. Smoke detector. Radiator. Power and telephone points. Latch doors to all rooms.

Bedroom Two

Pane glass style window with deep sill to the front with partial view of the church tower. Ceiling light. Exposed ceiling beams. Radiator. Power and television points.

Bedroom Three/Walk in Wardrobe

Window with deep sill to the rear aspect. Ceiling light. Wall shelves. hanging Space. Radiator. Power points.

Cloakroom

Ceiling light. Extractor fan. Wall shelf. Fitted with a low level WC with dual flush facility and pedestal wash hand basin with tiled splash back and shelf over. Vinyl tiled floor.

Outside

Courtyard Garden

The courtyard lies to the rear of the property, laid to shingle and enjoys a high degree of privacy. There is a large old fashioned door to the side, which opens to the road and where the current owners park a car.

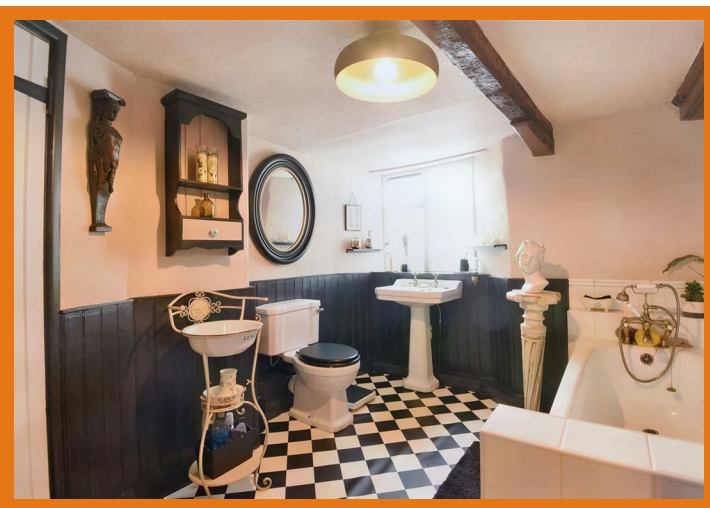
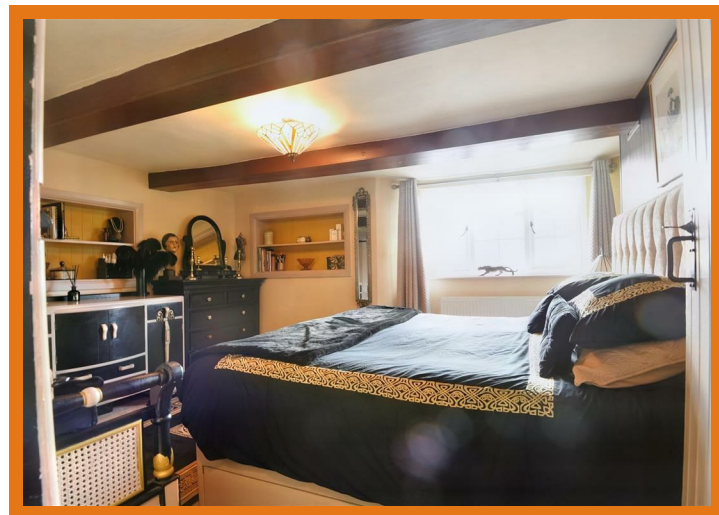
Useful Information

Energy Efficiency Rating D
Council Tax Band B
Gas Fired Central Heating from a Combination Boiler
uPVC Double Glazing
Mains Drainage
Freehold

Directions

From Sherborne

Leave Sherborne via the A30 heading towards Shaftesbury. On arriving in the village of Milborne Port go past the garage and continue forward to the High Street. The property will be found on the corner of North Street and the High Street just after the Tippling Philosopher. Postcode DT9 5QD



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.