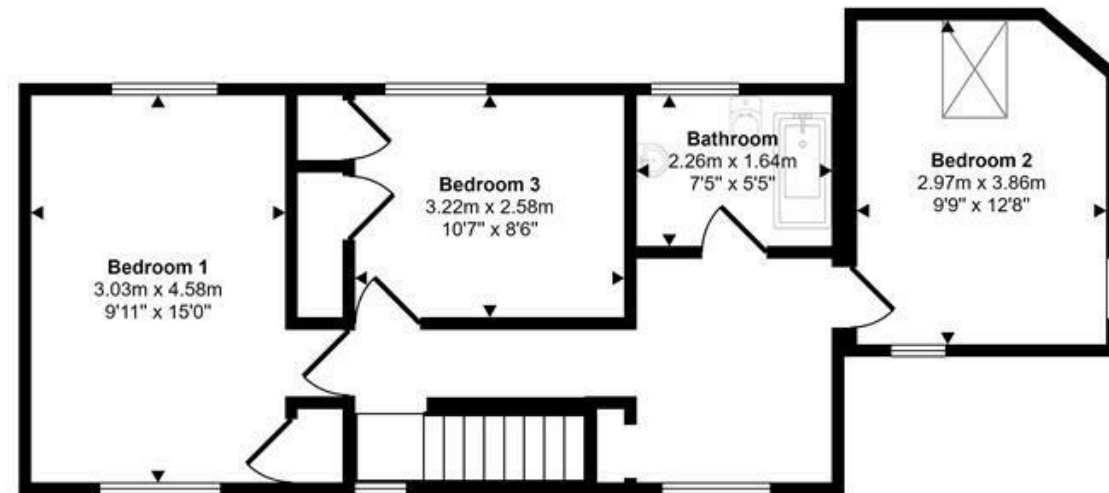


Ground Floor
Approx 85 sq m / 915 sq ft



First Floor
Approx 56 sq m / 598 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.



The Green East Knoyle

Asking Price
£365,000

A wonderful opportunity to purchase an extended semi detached village home with three double bedrooms, three reception rooms and boasting a large garden, which backs onto woodland. The property, which is located on the edge of the picturesque village of East Knoyle - famous for being the birthplace of Sir Christopher Wren, offers good local facilities including a village shop/post office, public house and church. The village is within easy reach of the A303 with its links to London and the West Country. Close by are the towns of Shaftesbury and Gillingham which have an excellent range of facilities including mainline train station at Gillingham. The house falls within the catchment area for the highly rated Gillingham school with the bus stop at the end of the road.

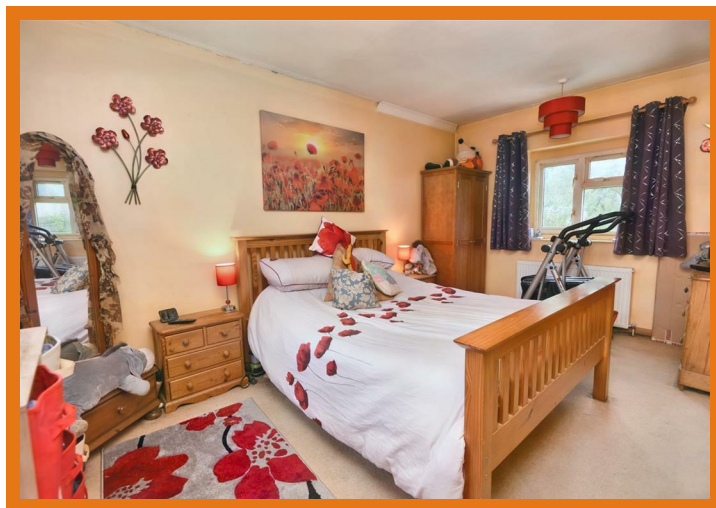
The property is thought to have been built in the early 1950s and has been a loved and enjoyed home of our seller for the last seventeen years. During this time it has been well maintained and offers an easy to use layout that provides ample space for comfortable living. It presents a fantastic chance for those looking to create their dream home as there is scope to enhance and personalise the living spaces to suit your own lifestyle, as well as the option to further develop, subject to the necessary permissions.

The property's peaceful location, within walking distance of the local pub, ensures convenience and a relaxed way of life for those seeking a rural but not isolated existence and a viewing is absolutely essential to really appreciate what this home has to offer as well as the village setting.

Restways
High Street
Gillingham
Dorset
SP8 4AA

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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		46
(21-38)	F	21	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



THE GREEN, EAST KNOYLE

The Property

Accommodation

Inside

Ground Floor

There is a good sized storm porch to the front of the house with pitched roof, windows to either side and benches. The front door opens to the entrance hall with paned glass doors to the dining room and sitting room. The sitting room enjoys an outlook over the front garden and has a fireplace with woodburning stove, woodblock flooring in a herringbone pattern and double doors open into the long conservatory, which takes in a view over the rear garden and has double doors into the dining room. From the inner hall stairs rise to the first floor and doors open into the ground floor shower room and combined utility/boot room. There is also a large kitchen/breakfast room boasting a triple aspect. The kitchen is fitted with a range of units consisting of tall larder cupboard, floor and eye level cupboards and separate drawer unit. There is a generous amount of wood work surfaces with tiled splash back and one and half bowl ceramic sink and drainer with swan neck mixer tap. The flooring is laid to terracotta tile style vinyl flooring. In addition, double doors open to the rear outside seating area.

First Floor

There is a good sized landing with windows

enjoying a partial rural view to the front and has space for a study area. There is a family bathroom and three double bedrooms. Bedroom One enjoys a double aspect with window to the front with a partial rural outlook and window overlooking the rear garden and has a built in wardrobe. Bedroom two also has a double aspect with window to the side and window to the front, which offers the potential to change to a door opening on to a roof terrace, which could be developed into en-suite bathroom, subject to the necessary permissions. There is also a velux window. The third bedroom is currently used as an office and enjoys a view over the rear garden and has built in wardrobes.

Outside

There is a drive to the front/side of the house with space to park two cars comfortably. The front garden is mostly laid to lawn, edged by beds planted with a variety of trees, shrubs and flowers and is enclosed in part by timber fencing. There is a gate to the parking and also to the pavement. To the back of the house there is a paved seating area with steps that rise to a path leading to the top of the garden, where there is a further paved area, garden shed and gate opening out to the woods. The rest of the garden has been terraced and is laid to lawn, interspersed with shrubs and trees - including a variety of fruit trees and bushes, including a very old magnolia tree. The large garden is fully enclosed, enjoying sunny aspect.

Useful Information

Energy Efficiency Rating F
Council Tax Band C
uPVC Double Glazing
Electric Heating via Radiators
Mains Drainage
Freehold

Directions

From Gillingham

Leave Gillingham towards Mere. Turn right and at the 'co-operative roundabout', take the last exit onto Bay Road -passing in between the shops and the garage. Continue on this road until you reach the crossroad. Proceed straight over and remain on this road. Take a right turn at the farm - sign posted East Knoyle. Continue on this road, through Underhill and at the top of the hill turn sharp left into Wise Lane - signposted The Green. Go past the windmill. The property will be found on the left hand side on the corner of The Green. Postcode SP3 6BN

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.