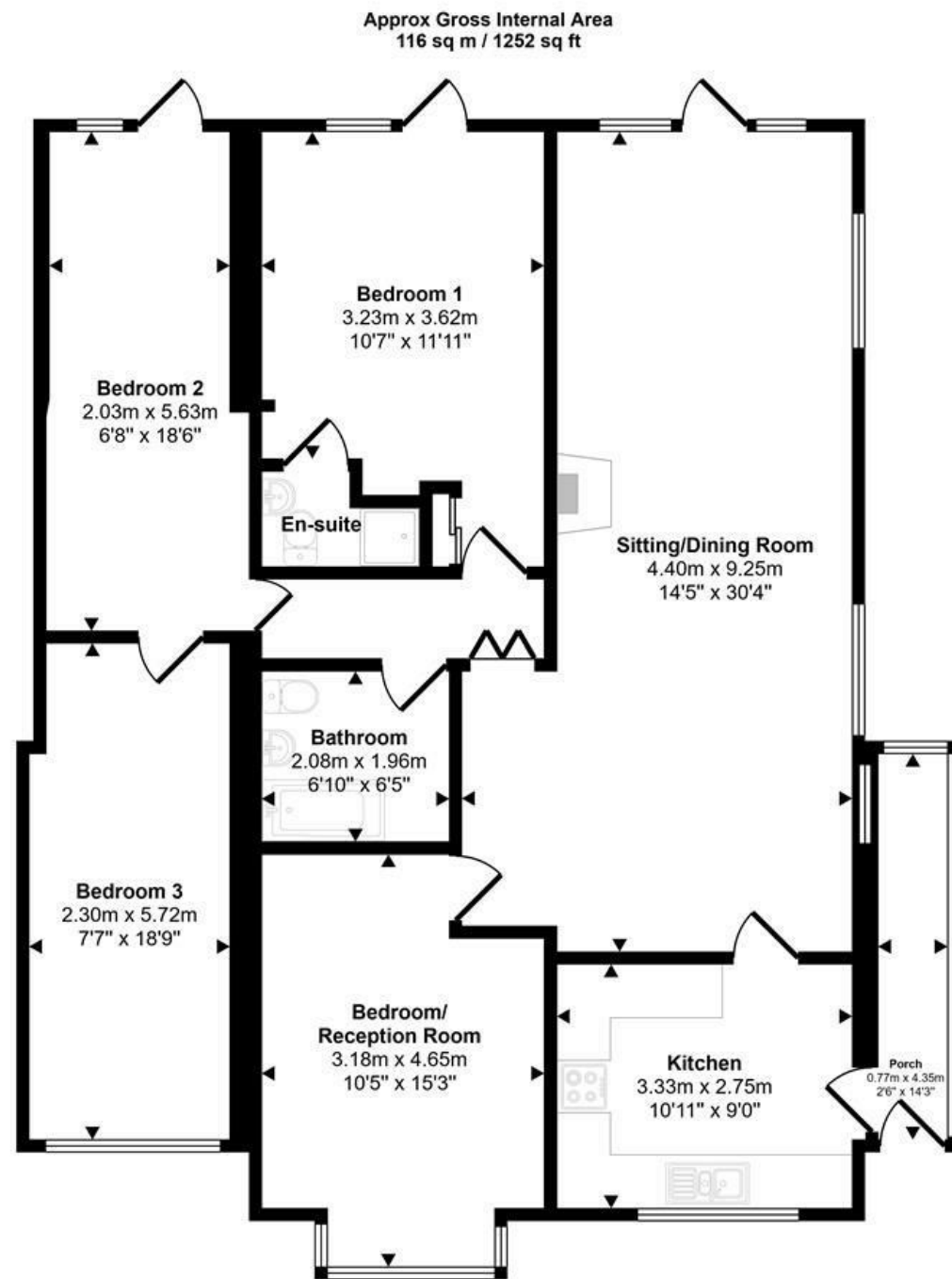




Floorplan

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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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	57	73
EU Directive 2002/91/EC		



Glyn Place East Melbury

Guide Price
£385,000

Create Your Perfect Country Home in Beautiful Melbury Abbas-

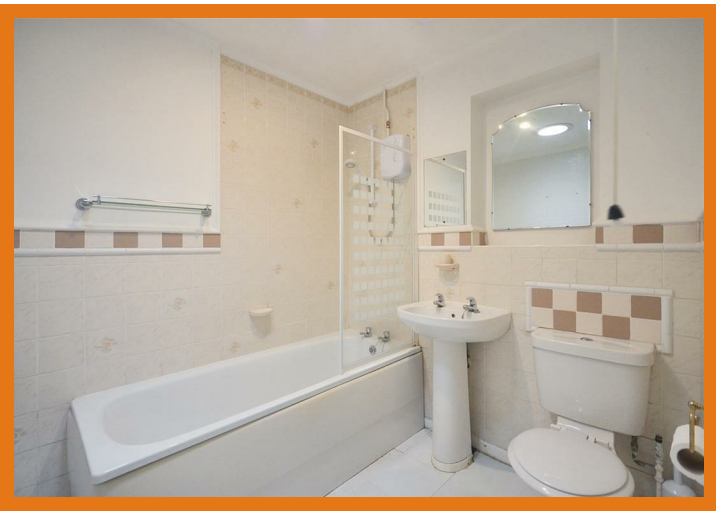
Imagine waking up to the soft light of the Dorset countryside, opening the door from your bedroom straight into the garden, and breathing in the fresh air with views of Zig Zag Hill in the distance. This four-bedroom detached bungalow in the heart of Melbury Abbas offers not just a bungalow, but the chance to create a truly special home.

From the moment you step inside, there's a feeling of space and flexibility. The spacious sitting/dining room is ready for cosy winter evenings around the cylinder wood burner, or lively gatherings with friends spilling out into the garden on summer days. The four double bedrooms mean there's room for everyone – or space to dream. A guest suite for visiting family, a quiet study for working from home, or even a playroom or hobby room – the layout adapts to your life. The principal bedroom is complete with its own en-suite shower room and door straight out to the garden – perfect for slow weekend mornings with coffee in hand.

Outside, the private garden is more than just a plot – it's an opportunity to create your own oasis. There's room for children to play, for vegetable beds or wildflowers, and for entertaining under the apple and pear trees as the sun sets over Dorset's hills.

Practical touches, like off-road parking, a side porch for muddy boots after long walks, and the fact there's no onward chain, make life that little bit easier. And with Shaftesbury just a short drive away, you'll have markets, shops, and cafes within easy reach – while still enjoying the peace of a true countryside setting.

This isn't just a property – it's a home waiting to evolve with you.



The Property

Accommodation

Inside

The main entrance lies to the right side of the bungalow where the door opens up into the kitchen. The kitchen is of good size and overlooks the frontage. It is fitted with plenty of floor cupboards, separate drawer unit and eye level cupboard's with open ended display shelves. You will find a good amount of work surfaces with a tiled splash back and a sink and drainer with a mixer tap. There is plumbing for a slim line dishwasher and washing machine plus space for a slot in cooker. The floor is laid in a practical and attractive wood effect laminate.

This spacious combined sitting and dining room benefits from a double aspect with windows to the side and has a single door and full height windows to either side that opens to the rear garden. The cylinder wood burner is the focal point of the sitting room, ideal for centring the sofas for a family evening in.

From the sitting/dining room bi- folding doors lead to the inner hall and to the versatile reception room that could be tailored to suit your own needs - ideal

formal dining room, study, playroom or fourth bedroom.

The inner hall leads to the bathroom and two double bedrooms, both with doors leading out to the rear garden and the main benefitting from an en-suite shower room. From the other bedroom there is access to a further double bedroom.

The bathroom benefits from a sun tunnel that provides natural light and is fitted with a suite consisting of a bath with electric shower over, pedestal hand wash basin and WC.

Outside

Parking

From the shared tarmacadam drive there is access to gravelled parking with space for at least two cars. To one side of the bungalow there is a path that leads to the rear garden.

Gardens

The front garden is planted with a variety of shrubs, whilst the back garden is partly laid to lawn and interspersed with fruit trees, including apple and pear, shrubs and flower beds. It is fully enclosed with good privacy and has views up Zig-Zag Hill and towards Compton Abbas.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
Double uPVC Glazing
Individually Controlled Electric Heaters
Septic Tank Drainage
Freehold
No Onward Chain

Location and Description

The property is located in Melbury Abbas is a small, picturesque village in north Dorset, England, situated in the Cranborne Chase Area of Outstanding Natural Beauty. It lies just south of Shaftesbury and is known for its steep hills, chalk downland, and wooded valleys. There is a historic parish church (St. Thomas) dating back to the 14th century, and the area is surrounded by farmland, offering classic English countryside views. The historic hilltop town of Shaftesbury - famous for the Gold Hill, Hovis advert is a short drive and offers a range of facilities close by that include supermarkets and take-out outlets, independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and is well known for its arts and crafts and entertainment venues. Five miles away in Gillingham, there is a mainline train station that serves London Waterloo and Exeter St. David's. Postcode - SP7 0DP
What3words - ///mediate.plugs.freezers

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.