



Connells

Manor Farm Cottage
Charlton Shaftesbury



Property Description

This beautiful local Greenstone character cottage under a traditional slate roof, set in the beautiful Cranborne Chase AONB countryside in Wiltshire has undergone substantial renovation with the addition of a large extension to the side featuring a spectacular lounge with patio doors overlooking the south facing garden. Sympathetically finished in keeping with the property's country style and location. Versatile sleeping accommodation offering a master bedroom suite upstairs and three further bedrooms downstairs with access to the family bathroom.

Set in an enviably quiet location in unspoilt open countryside Manor Farm Cottage has direct access to footpaths to Ludwell and beyond. Externally it features approx 0.2 acre well stocked gardens plus ample parking for 4-5 cars with space to build a garage and potential for further development.

Must be viewed to be truly appreciated.

Entrance Hall

12' 4" max x 12' 3" max (3.76m max x 3.73m max)

Double glazed windows to the front and rear, double glazed front door, tiled flooring and under floor heating.

Lounge

19' 3" x 12' 6" (5.87m x 3.81m)

Double glazed windows to all aspects, double glazed sliding doors to south facing garden, double height ceiling, wall lights, ladder to the mezzanine/office area, tiled flooring with under floor heating.

Mezzanine / Office

12' 4" max x 12' 3" max (3.76m max x 3.73m max)

Ladder from the lounge, with restricted head height with juliet balcony overlooking the lounge. Light and power suitable for an office/study area.

Kitchen / Breakfast Room

20' 7" x 11' 1" (6.27m x 3.38m)

Double glazed windows to the front, stairs to the first floor, fire place (currently not in use), fitted kitchen with base units, work tops, electric oven and induction hob, cooker hood, sink and drainer, radiator and kick space heater.

Rear Hall

Single glazed door to the rear porch/utility room, access to the loft and a radiator.

Bedroom Two

12' 8" x 10' 4" (3.86m x 3.15m)

Double glazed windows to the side and rear, wooden flooring, panelled walls and radiator. Space for wardrobes and chest of drawers.

Rear Porch / Utility

14' 8" x 5' 8" (4.47m x 1.73m)

UPVC built porch with double glazed windows to the rear and side, double glazed door to the rear, air source heat pump and plumbing for a washing machine.

Bedroom Three

15' 2" max x 7' 9" max (4.62m max x 2.36m max)

Double glazed windows to the front and side and radiator. Space for wardrobe/chest of drawers.

Bedroom Four / Study

8' 3" x 6' 6" (2.51m x 1.98m)

Double glazed window to the rear and radiator.

Bathroom

Double glazed window to the rear, brand new fittings including bath with a shower over, WC, wash hand basin, tiling, shaver point, heated towel rail and extractor fan.

Landing

Stairs up from kitchen.

Bedroom One

12' 2" restricted head height x 11' (3.71m restricted head height x 3.35m)

Double glazed window to the front, built in wardrobes, airing cupboard, loft hatch and radiator.

Ensuite

Double glazed window to the front, brand new fittings including large shower, WC, wash hand basin, tiling, extractor fan and heated towel rail.

Parking

Ample driveway parking for 4-5 cars at the property.

Garden

Large garden with lawn, mature shrubs and pond, also orchard area with productive apple trees. To the rear there is a low maintenance garden with green house with vehicular access from Barters Lane (formal right of way included with property).









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01747 854 001
E shaftesbury@connells.co.uk

34 High Street
SHAFTESBURY SP7 8JG

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/SFT305604



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SFT305604 - 0011