



Connells

Ivy Porch Cottages
Shroton Blandford Forum



Property Description

Shroton is also known as Iwerne Courtney is a highly sought after village located between the Georgian town of Blandford Forum and the Saxon Hilltop town of Shaftesbury. The village itself offers a popular Public House and a Parish Church. Further local amenities can be found nearby in Iwerne Minster and Child Okeford and include village shops, farm shops, garden centre, a doctor's surgery.

Located on a bus route, Blandford Forum is approximately 6 miles and Shaftesbury approximately 7 miles, both with a range of shopping, commercial and sporting facilities. The larger centres of Poole, Bournemouth and Salisbury are all with approximately 25 miles and there is a main line station at Gillingham (12 miles approx.). Poole Harbour and the Purbeck Heritage Coast are both within 27 miles (approx.)

Entrance Porch

Pitched tiled roof with wood effect front door.

Entrance Hall

Gloss panelled door with stairs up to first floor and door leading to lounge and cloakroom.

Cloakroom

Tiled flooring with corner wash hand basin with mixer taps, low level W/C and storage cupboard.

Lounge

11' 4" x 12' 11" (3.45m x 3.94m)

Carpeted with sash window to front and radiator below, set back inglenook fire place with electric stove.

Kitchen/diner

17' x 9' 2" (5.18m x 2.79m)

Two double glazed rear aspect windows and door to garden, a range of shaker style wall and base units with wood effect work tops, tiled splash back, integral electric oven and 4 ring electric hob with extractor fan and hood over, stainless steel sink with drainer and mixer taps, space for slim size dishwasher, radiator and space for a table.

Utility Room

6' 10" x 2' 10" (2.08m x 0.86m)

Tiled flooring with space for washing machine and work top area.

Landing

Carpeted with doors to all rooms.

Bedroom One

13' 8" x 10' 10" (4.17m x 3.30m)

Carpeted with front aspect sash window with radiator below and two built in wardrobes.

Bedroom Two

12' x 9' 3" (3.66m x 2.82m)

Carpeted with double glazed rear aspect window with radiator below.

Bedroom Three

10' 4" x 4' 8" (3.15m x 1.42m)

Carpeted with front aspect sash window and radiator below.

Bathroom

Fully tiled walls with vinyl flooring, double glazed rear aspect window, walk in shower with wall mounted seat and glass screen, low level W/C, hand wash basin with mirrored vanity unit over, extractor fan and heated towel rail.

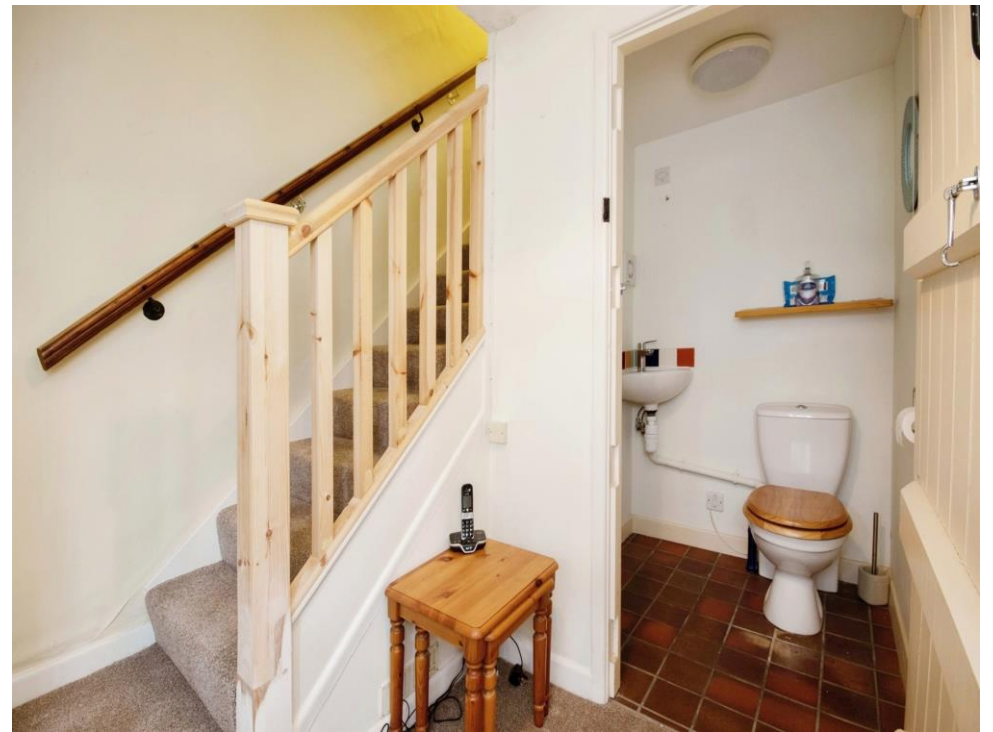
Front Garden

Mainly laid to lawn with gated entrance and path to front door with mature trees and bushes.

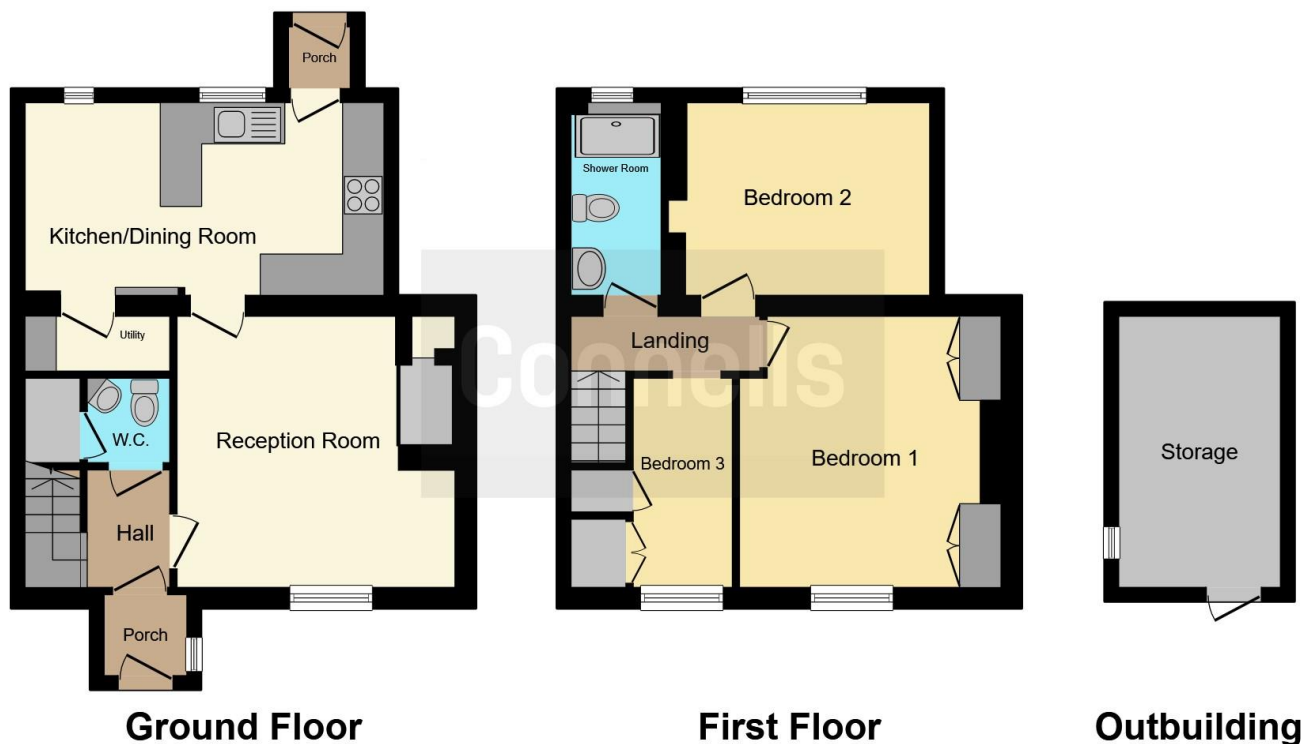
Rear Garden

Mainly laid to lawn with part block paving as you step out from the property, with a path to the rear gate which then continues the garden and welcoming you with an outbuilding and storage shed with mature bushes and trees fully enclosing the garden.









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

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EPC Rating: Awaited

Tenure: Freehold

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