



Cross House Cottage, Crown Hill, Fontmell Magna, Shaftesbury, Dorset, SP7 0PA

£685,000 Freehold

A beautiful character 4 Bedroom cottage, set in the heart of the highly sought after village of Fontmell Magna.



## Description

Set in a tranquil, idyllic village location Cross House Cottage is truly unique and offers wonderful accommodation. The accommodation briefly comprises of an entrance porch, leading into a feature dining room, with fireplace and kitchen. The living room looks over the rear garden, with French doors leading out onto the lawn.

The first floor comprises of 4 bedrooms, 3 bedrooms are accessed from the main staircase, the master en-suite can be accessed via a separate spiral staircase. A family bathroom, and a separate WC complete the first floor.

## Outside

The property benefits from a shared driveway with allocated parking, a nice sized lawned rear garden which has the added benefit of a pretty chalk stream at the end of the garden.

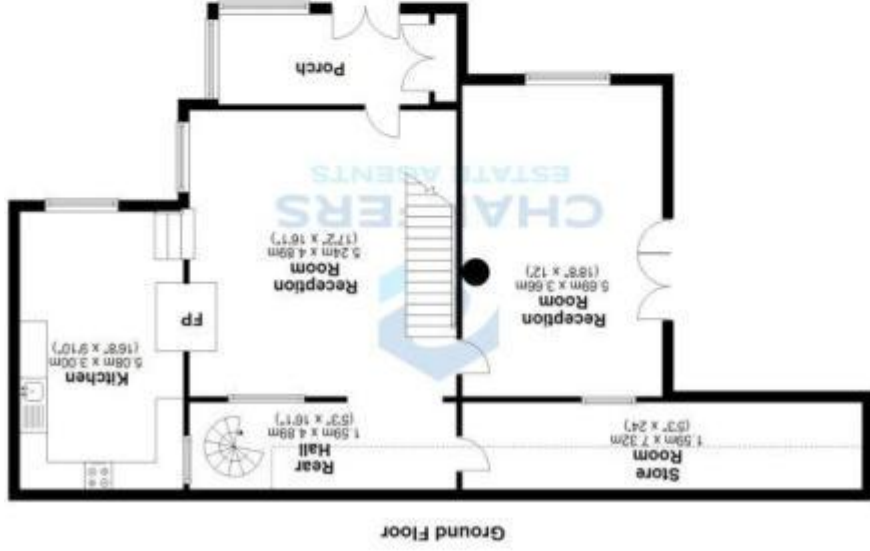




## Location

Fontmell Magna is a much sought after village nestled into the Dorset countryside in an area of outstanding natural beauty on the edge of the Cranborne Chase, it benefits from a renowned local pub 'The Fontmell', a highly regarded Primary school, a delightful village shop/tearoom, doctors surgery, the acclaimed Springhead venue ~ North Dorset's day and residential centre for creative and sustainable living ~ captivates and inspires people of all ages. The ancient Saxon hilltop town of Shaftesbury enjoys superb views over the surrounding countryside. It has a good range of facilities including supermarkets, banks, schools, cafes, restaurants, Inns, Churches and shops including High Street names such as Boots, W H Smiths, Superdrug and Costa. There are local bus and long distance coach services. The A303 is easily accessed to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles distant.

## Accommodation Floor Plans ~ NOT TO SCALE ~ For identification purposes only



## Additional Information

**Services:** Mains Water & Electricity. Private Drainage.  
**Council Authority:** Dorset Council  
**Council Tax Band:** G

**Caution: NB** All services and fittings mentioned in these particulars have **NOT** been tested and hence we cannot confirm that they are in working order.  
**Agents Note:** The property has a flying freehold with Cross House. Energy Performance Certificate: Rated: E

Property Reference: S4174

Date: 01/09/2023

## Directions

From our **Shaftesbury Office** proceed down the High Street bearing right into Salisbury Street at the Royal Chase roundabout take the third exit off (A350) and continue on this road until reaching Fontmell Magna. In the village turn right by 'The Fontmell Inn' onto **Crown Hill** and **Cross House Cottage** will then be found set back on the right hand side.

## Viewing

Only by appointment with the **SOLE AGENTS**,  
**Chaffers Estate Agents**,  
 48 High Street, Shaftesbury, Dorset, SP7 8AA

Tel: 01747 852301 ~ Email: [shaftesbury@chaffersestateagents.co.uk](mailto:shaftesbury@chaffersestateagents.co.uk)

[www.chaffersestateagents.co.uk](http://www.chaffersestateagents.co.uk)

CALL NOW to arrange your viewing on 01747 852301  
 Any day and confirm a time, Thank you!

**SURVEYS: Chaffers Estate Agents** offer a full survey service including Homebuyers Reports and Building Surveys. Email: [surveys@chaffersestateagents.co.uk](mailto:surveys@chaffersestateagents.co.uk)

While we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please do not hesitate to contact a member of our team. Do so if contemplating travelling some distance to view the property.

GILLINGHAM 01747 822233 SHAFTESBURY 01747 852301 STURMINSTER NEWTON 01258 473900 WINCANTON 01963 34433