



**CHAFFERS**  
ESTATE AGENTS

SHROTON

Asking Price Of  
**£325,000**

Freehold

**ROY BARRETT**  
ESTATE AGENTS

## Property

\*\*\*NO FORWARD CHAIN\*\*\* An attractive period cottage situated in the picturesque and highly sought after village of Shroton (Iwerne Courtney). The property has been modernised by the current owners and benefits from a large 200 ft rear garden, rural views and a large workshop.

### ACCOMMODATION:

**GROUND FLOOR:** Hall – Living Room – Dining Room - Kitchen

**FIRST FLOOR:** Landing – Bedroom One – Bedroom Two – Family Bathroom

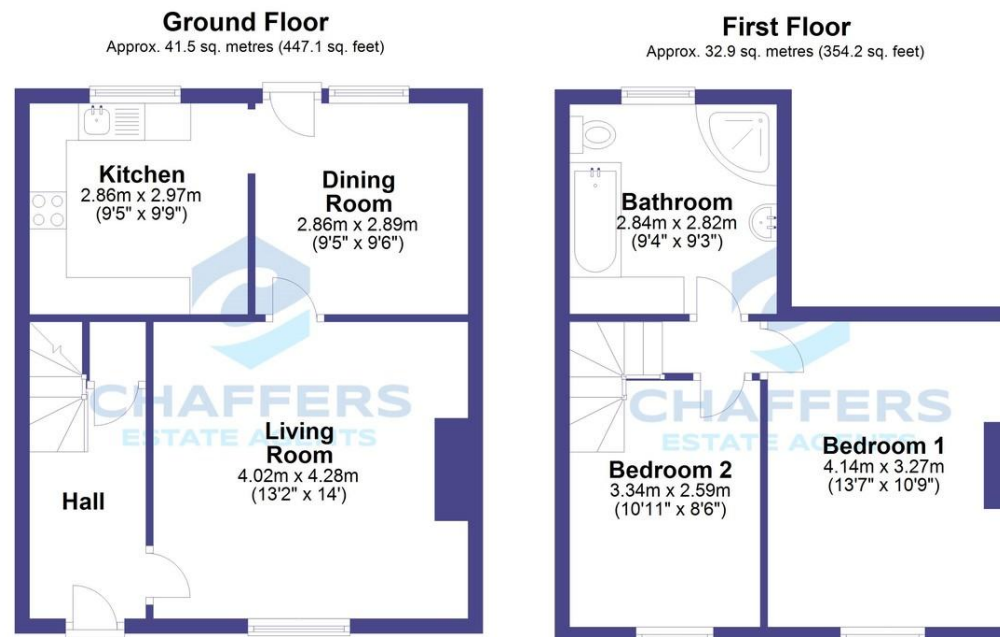
200ft Rear Garden – Workshop – Recently Modernised – Delightful Views

## Accommodation Floor Plans

Not to scale.

For identification

Purposes only.



Total area: approx. 74.4 sq. metres (801.3 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

## Description

The property is entered via a hallway with stairs rising to the first floor and an under stairs cupboard. The characterful living room faces the front with a recently fitted wood burning stove set within a brick surround. From the living room a door leads through to the dining room with a door and window to the rear garden and an opening leading to the kitchen. The kitchen has a recently fitted kitchen with a range of base and wall mounted units, a built in electric oven and hob, sink unit and space for additional appliances. On the first floor there are two generously proportioned double bedrooms as well as a good sized bathroom with a separate bath and shower.

The rear garden is a particular feature of this property extending to approximately 200 ft. The garden is mainly laid to lawn with a variety of planting areas, a brick shed and some small trees. There is a large workshop to the rear of the garden that also has access to an area of hardstanding adjoining a public bridle way with beautiful rural views. There is a small enclosed garden to the front.

## Situation

Shroton is a highly sought after village between Shaftesbury and Blandford Forum situated between the Cranborne Chase area of outstanding natural beauty Hambledon Hill owned by the National Trust The village has a Parish Church, a farm shop, Public House and a network of footpaths. More comprehensive shopping and dining facilities as well as a hospital, leisure centre and doctors surgery can be found in nearby Shaftesbury and Blandford Forum. The area is well known for its excellent range of independent and state schools. There is a mainline railway station at Gillingham 12 miles away which runs direct to London, Waterloo and the A303 some 13 miles to the north giving access to the south-west and London, via the M3.

## Additional Information

**Services:** Mains Water, Electricity & Drainage.

**Council Authority:** Dorset Council ~ **Council Tax Band:** D

**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.

**Energy Performance Certificate:** Rated: F

**Property Ref:** S4286

**Date:** 18/01/2024

## Directions

Travel south from Shaftesbury on the A350 towards Blandford Forum. Carry on through the villages of Cann, Compton Abbas, Fontmell Magna and Iwerne Minster. Eventually you will reach the turning for Shroton on the right hand side. After taking the turning take the next left into Main Street. The property can be found on the right hand side before you reach The Cricketers Inn.

## 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

**[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

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

