



# GREENSTONES COMPTON ABBAS

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**Greenstones, Compton Abbas, Shaftesbury, Dorset**

*Wincanton 5 miles • Blandford Forum 9 miles  
• Poole 23 miles*

**A delightful 17th Century period house set in 0.4 of an acre, in a picturesque rural location.**

**ASKING PRICE £725,000**

- Idyllic Rural Setting
- Superb Views
- Set in 0.4 of an Acre
- Versatile Living Accommodation
- Wealth of Character Features
- Garage and Outbuildings





## DESCRIPTION

An idyllically situated 17th Century detached period home, located in the highly sought after rural village of Compton Abbas and benefitting from delightful views.

The property is entered via a hall with double doors leading to the garden room and further doors leading to the dining room and secondary staircase. The garden room is a recent addition to the property and is a splendid room with a vaulted ceiling and patio doors looking out to the garden and the views beyond. The dining room is a characterful room with an 'Inglenook' fire surround and windows to the front. A door leads through to the kitchen with a window facing the rear and a range of fitted units, sink unit, electric oven and hob. An opening leads through to the boot room with a pantry cupboard and space for additional appliances, as well as a WC. Also on the ground floor there is a characterful drawing room with stairs rising to the first floor, a window and door to the front, as well as a period fireplace housing a woodburning stove. From here you can access bedroom three which faces the rear and has a useful shower room adjacent. Upstairs there are two generously proportioned bedrooms and a family bathroom.

Outside the gardens extend to 0.4 of an acre on three sides of the house. The main garden is mainly laid to lawn with a variety of shrubs, plants and trees. There are a variety of areas to sit out with outbuildings including a generously proportioned garage. There is ample parking on the driveway for several vehicles.

## SITUATION

Compton Abbas is located about 3 miles to the south of Shaftesbury on the western edge of the Cranborne Chase, an Area of Outstanding Natural Beauty, and within a Conservation Area. The village has a church, and a playing field whilst the nearby village of Fontmell Magna (1 mile) has a Post Office/General Store, primary school, church, doctors surgery and Inn. The ancient Saxon hilltop of Shaftesbury, has an excellent range of facilities, including a delicatessen, cafes, restaurants, niche retailers, hotels, banks, supermarkets, small hospital, library, health centre and an arts centre. Main line railway stations at Gillingham & Tisbury (Exeter/Waterloo). The Dorset coast is approximately 1 hour drive away..

## GENERAL PROPERTY INFORMATION

### TENURE

The property is of freehold tenure with vacant possession upon completion.

### OUTGOINGS

Council Tax – Band F

### SERVICES

Mains water, mains electricity. Private drainage and oil fired central heating

### FIXTURES AND FITTINGS

All those items usually regarded as retained to the Vendors are specifically reserved out of the sale, although some may be available to the purchaser if required at valuation.

### PUBLIC AUTHORITIES

Dorset Council

### VIEWING

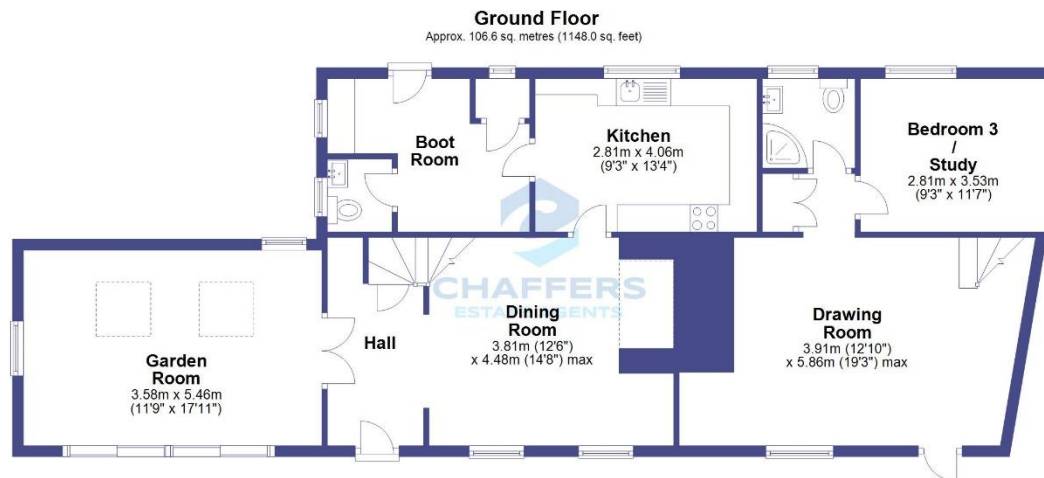
Strictly by appointment with the Vendor's Agent, Chaffers Estate Agents, Telephone the Shaftesbury Office on 01747 852301.

### ENERGY PERFORMANCE CERTIFICATE

Rated E. View at [www.chaffersestateagents.co.uk](http://www.chaffersestateagents.co.uk)

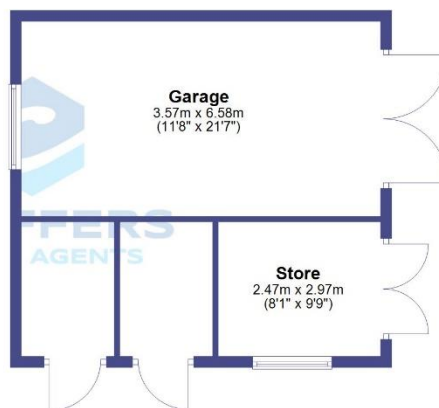
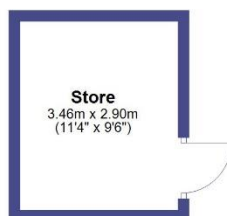
## DIRECTIONS

Leave Shaftesbury on the A350 Heading south towards Blandford Forum. Proceed through the villages of Cann and West Melbury. After about 4 miles turn left before you reach the sign for Compton Abbas. The property can be found on the right hand side as the road bends to the right.



## Outbuildings

Approx. 50.3 sq. metres (541.8 sq. feet)



Total area: approx. 205.3 sq. metres (2209.6 sq. feet)

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

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