



CHAFFERS
ESTATE AGENTS



Little Barn Fairfield Road , Shroton, DT11 8QA

A beautifully presented contemporary 'barn style' home built in 2017 and situated within a highly sought after village, and enjoying a pleasant rural outlook. EPC Rated B

Asking Price £650,000 Freehold

Council Tax Band: E

Little Barn Fairfield Road

, Shroton, DT11 8QA



DESCRIPTION

The property is entered via a spacious entrance hall with stairs rising to the first floor, a built in cupboard, doors leading to the kitchen and WC, and double doors opening to the living room. The living room is very generously proportioned and dual aspect with two sets of double doors leading to the garden and a woodburning stove. The kitchen faces the front of the property and is well fitted out with a range of base and wall mounted units, double 'Belfast' sink, induction hob, integrated oven, integrated dishwasher and fridge/freezer. An opening leads through to the utility with a sink unit, cupboard and integrated washing machine. From the utility a door leads through to the garage.

On the first floor the gallery landing has doors leading to the bedrooms and family bathroom. The master bedroom faces the front of the house and benefits from built in wardrobes and an en-suite shower room. There are two further

double bedrooms and a light and spacious family bathroom, leisure centre and doctors surgery can be found in nearby Shaftesbury and Blandford Forum. The area is well known for its

Outside the property is approached via a shared exclusive courtyard mainly laid to shingle. Adjoining the property is a spacious garage with full power and lighting. The property benefits from a private walled garden benefitting from an outlook towards hills with the village church in the background. There is a patio area with the rest of the garden being mainly laid to lawn with a variety of mixed borders.

SITUATION

Shroton is a highly sought after village between Shaftesbury and Blandford Forum situated between the Cranborne Chase area of outstanding natural beauty Hambleton 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

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

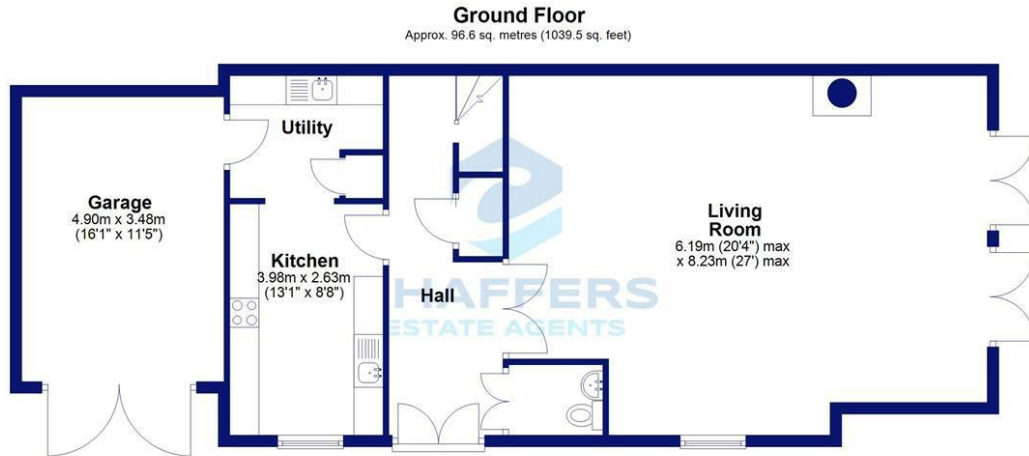
Services: Mains Water, Electricity & Drainage. Air Source Heat Pump
Council Authority: Dorset Council ~ Council Tax Band: E
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated: B
Annual Service Charge for Communal Areas - £250 as of May 2024



Directions



Floor Plan



Total area: approx. 157.3 sq. metres (1692.9 sq. feet)

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |