



## 1 DOWNS VIEW

PEN SELWOOD, BA9 8LT

£415,000  
FREEHOLD

An exceptionally spacious traditional red brick semi-detached property, situated in an idyllic semi rural position within the highly sought after village of Pen Selwood. The property benefits from a good sized garden, off street parking and lovely views on all three sides. Offered to the market with NO ONWARD CHAIN. EPC Rated D.



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## DESCRIPTION

The property is entered via a hallway with stairs rising to the first floor and a door leading through to the lovely, cosy front aspect living room, with wooden flooring and a fireplace housing a wood burning stove. From the living room you enter the kitchen, which is open plan to the family room with doors also leading to the utility/WC and the boot room. The kitchen benefits from a range of traditional style kitchen units, timber work surfaces, space for a range style cooker with cooker hood, sink unit and space for additional appliances. The kitchen opens out into the oak framed family room with vaulted ceiling. This room enjoys views across open countryside and towards the village church.

On the first floor the spacious main bedroom has exposed floorboards and enjoys views towards the West Wiltshire

Downs. There are two additional double bedrooms that also enjoy views over the surrounding countryside. The bathroom is a spacious room with a white suite comprising corner bath, separate shower, wash basin and WC.

Outside there is parking for three vehicles at the front of the property. A gateway leads through to the generously proportioned garden which is mainly enclosed by hedging, laid to lawn, with a variety of mixed borders. There is a large south west facing terrace with views across the surrounding countryside. To the rear of the property is a brick built shed.

## SITUATION

The extremely sought after village of Pen Selwood is close to the border with Dorset and Wiltshire and enjoys a favourable position close to the Stourhead estate with many walks and

bridleways. The village has an active community with a church, and a village hall. There is a shop including a Post Office, a petrol station and a public house in nearby Bourton. Pen Selwood is within easy driving distance of several market towns including Wincanton, Gillingham and Shaftesbury.

Other towns within commuting distance from the property include the regional centre of Yeovil as well as the Cathedral City of Salisbury and the historic town of Sherborne with its famous Abbey and Castles. There are excellent Schools in the area with a primary schools In Bourton, Gillingham and Wincanton. State secondary schools include King Arthurs in Wincanton and Gillingham School as well as Sexey's in Bruton. There are also a number of independent schools nearby including the Bruton Schools and the schools at

Sherborne.

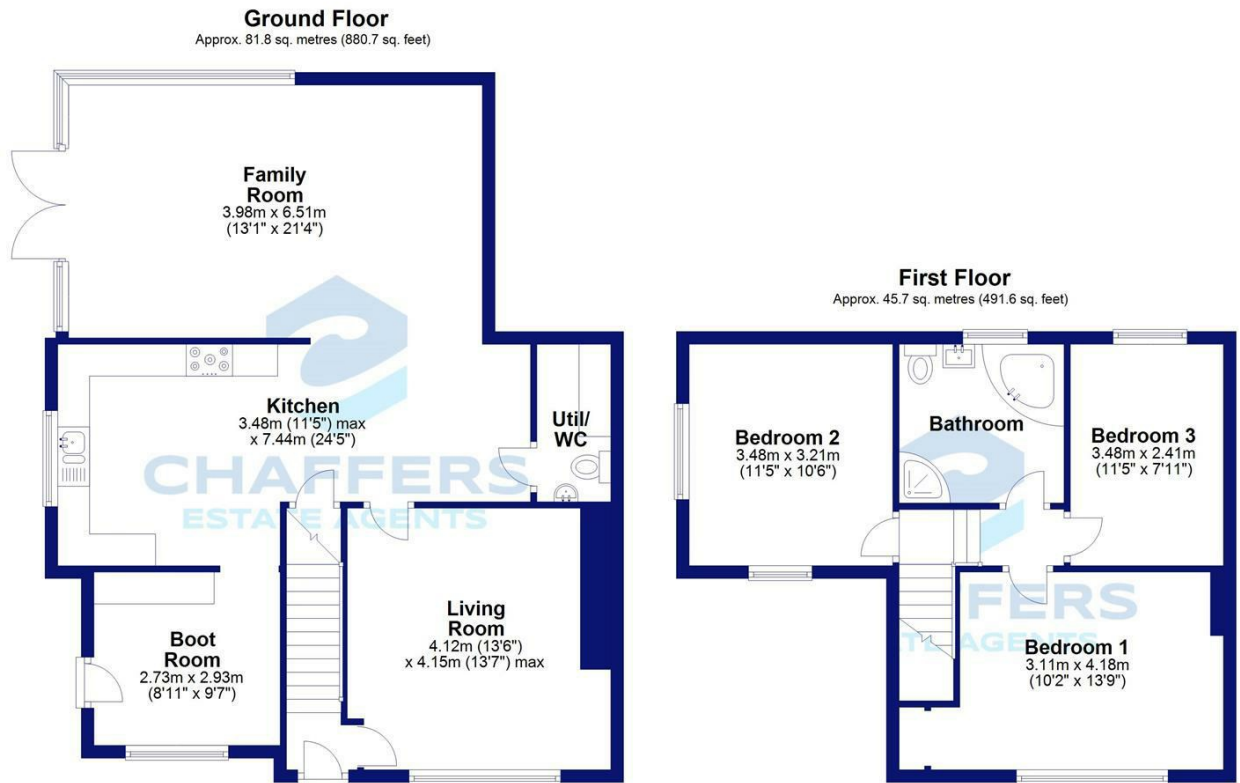
There are excellent communications with the A303 within five minutes drive providing good road access to London and the South West. There are also excellent rail links with stations at Gillingham, Castle Cary and Bruton. Bristol and Bournemouth Airports are also within a comfortable driving distance.

#### **ADDITIONAL INFORMATION**

Services: Mains Water, Electricity & Drainage. Oil Fired Central Heating  
Council Authority: Somerset County Council ~ Council Tax Band: C  
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: D

## **1 Downs View**





Total area: approx. 127.5 sq. metres (1372.4 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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