

Reading Room Cottage
Compton Abbas
Dorset SP7 0NQ

Chaffers
INDEPENDENT ESTATE & LETTING AGENTS



In need of modernisation - A character semi detached cottage with good size gardens, driveway and garage. No forward chain.

£320,000
FREEHOLD



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Reading Room Cottage, Compton Abbas, Shaftesbury, Dorset SP7 0NQ

Directions

Leave Blandford on the A350 towards Shaftesbury. After approximately 9 miles you will enter the village of Compton Abbas. Turn right, just before leaving the village and by the Old Forge. Reading Room Cottage will then be found on your right handside. Please park on the driveway.

Viewing

Only by appointment with **Chaffers (Blandford) Ltd**, 18 Salisbury Street, Blandford Forum, Dorset DT11 7AR
Tel. 01258 456044 Email. post@chaffers.co.uk

Reading Rooms

Village Reading Rooms are an example of Victorian contemporary attitudes to promoting the Christian educational virtues of quiet reflection with access to newspapers and books. Strictly tee-total it was a place that men (later to be opened up to women) could go to as an alternative to the village pub.

The Compton Abbas Old Reading Room, subsequently converted to a cottage, certainly provides such a quiet location together with a sun filled garden enjoying fine views to the distant Downs.

Accommodation

Ground Floor:

Front door to the

Enclosed Porch

Tiled floor, cupboard, doorway to the

Hallway

Window, night storage heater, access to loft, airing cupboard, exposed beams.

Bedroom

Glazed double doors to the rear garden, exposed beams.

Bathroom

Suite comprising bath, WC and basin. Window.

Sitting Room

Double aspect. Fireplace with wood burning stove, staircase to the first floor, exposed beams, door to the

Kitchen

Wall and floor units, inset sink, door to the

Conservatory

Double doors to the rear garden.

First Floor:

Bedroom

Views across the garden and towards Fontmell Down. Cupboard.

Outside: A footpath leads up to the front door and around the front of the cottage, in turn leading to the **Rear Garden**. To the side of the cottage is a driveway and a **Detached Garage** with up and over door. Potting shed.

The **Gardens** are mainly laid to lawn with flower borders, fruit trees and patio areas. **Fine distant views towards the Downs.**

Additional Information

Services Mains water and electricity connected. Private drainage. Telephone subject to BT transfer regulations.

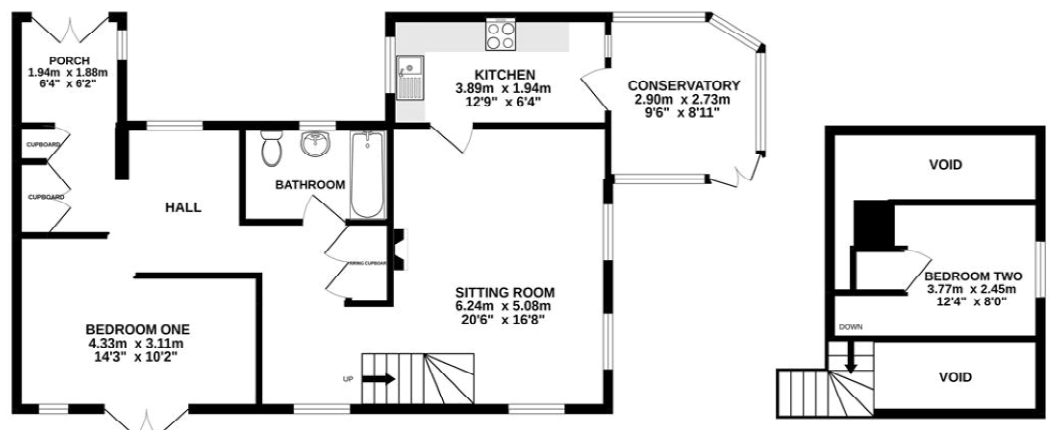
Council Tax Band D

Caution

All services and fittings mentioned in these particulars have not been tested, and hence we cannot confirm they are in working order.

GROUND FLOOR
71.9 sq.m. (774 sq.ft.) approx.

1ST FLOOR
19.2 sq.m. (206 sq.ft.) approx.



TOTAL FLOOR AREA : 91.1 sq.m. (980 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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"Your home may be repossessed if you do not keep up repayments on your mortgage."

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Steven Thornewill who will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property.



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