



HORNBEAM COTTAGE, GREEN LANE

SHAFTESBURY, SP7 0QD

£645,000
FREEHOLD

Double Garage | Exceptionally Quiet Area | Solar Panels | Kitchen/Diner | Multi-Fuel Burner in Sitting room

Located within the quiet backwater of Stour Row with unrivalled views over neighbouring farmland and the ideal spot for enjoying a Sundowner with a Westerly facing rear garden. This superb bungalow was built in 2016 by a meticulous local builder with thoughtful planning and exceptional attention to detail, this home offers a harmonious blend of a country home requirements with modern convenience.



CHAFFERS
ESTATE AGENTS

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Description:

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A roomy kitchen with soft closing units and Quartz work surfaces offers the perfect setting for culinary exploration with enough space to table guests whilst transitioning between host and entertainer. The engineered oak flooring is perfect for easy cleaning offering a carefree experience for accidental spills and muddy paws; it's laid throughout most of the high traffic areas, with limestone tiles offer both light and peace of mind for easy cleaning in the bathrooms and utility and carpets throughout the bedrooms.

Solar panels offer an ecofriendly approach for energy and being owned outright, they offer benefits like retrofitting of battery storage for more off grid living or cheaper charging of electric vehicles during daylight hours, they also provide a quarterly income. The central heating is run off a conventional oil-fired central heating system via radiators and heat is maintained by sustainable timber double glazed windows and doors coated with aluminium to reduce their maintenance.

During current ownership, this home has had meticulous maintenance, and by purchasing additional land, the plot has tripled in size. Then the garage was relocated to a more appropriate setting to enhance the already exceptional experience of living here. This rare opportunity to locate to a quiet rural location with special views and thoughtfully planned living space is not one to be missed.

Internally, the property offers a lovely reception room with burning stove, roomy kitchen/diner, inner hall with vaulted ceiling, utility room, master bedroom with ensuite, family bathroom, bedroom two, study.

Externally, with a Westerly facing rear garden this home sits within approximately 0.38 of an acre with seating area admiring the view, double garage and two sheds.

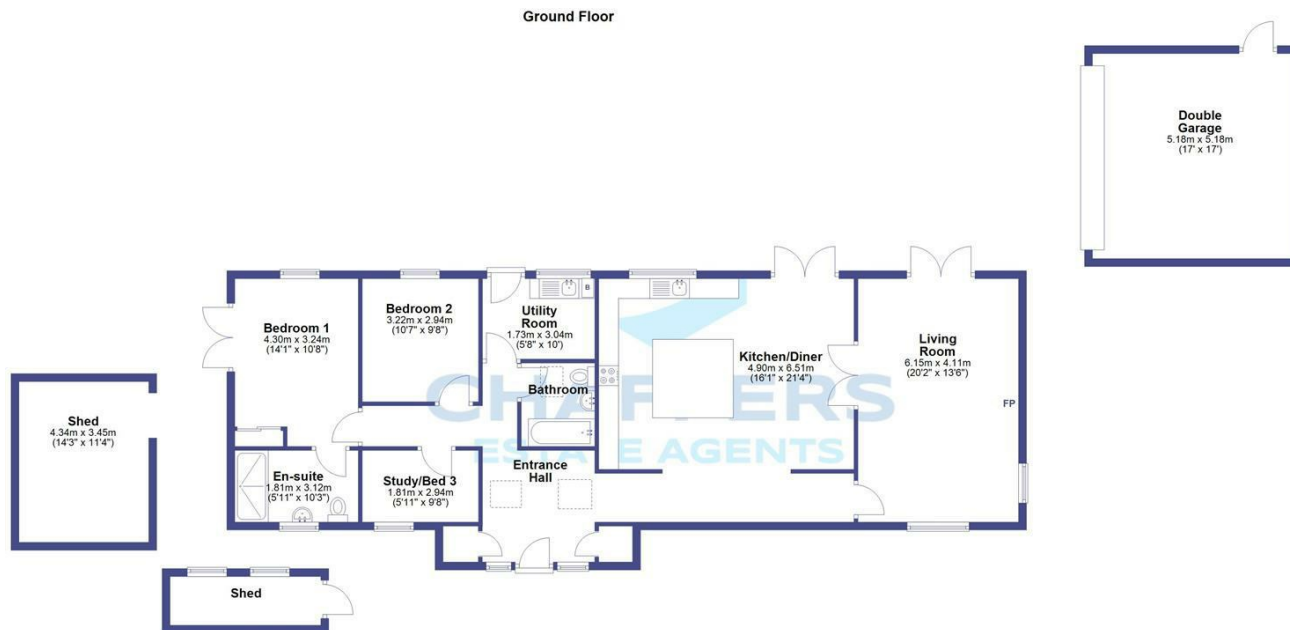
Disclaimer:

Under the estate agency act 1979 we are required to disclose that this property is being sold by an associate of Chaffers Estate Agents.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	90	
(81-91) B		
(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	

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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