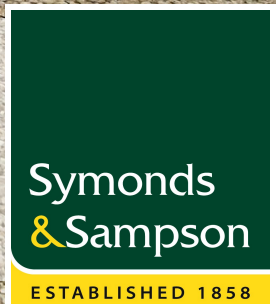




Cardrona, Hine Town Lane, Shillingstone, Dorset

A delightful and beautifully presented 2 bedroom cottage style semi detached house.

Guide Price
£365,000
Freehold



Cardrona, Hine Town Lane, Shillingstone, Dorset, DT11 0SN

- Well presented semi detached village house
 - 2 double bedrooms and 1 bathroom
 - Sitting room with woodburning stove
 - Cottage style rear garden
 - Adjacent garage with parking
 - Quiet village location
- Close to the open spaces of the recreation ground
 - Access to the Trailway and footpaths beyond
 - Stones throw from the Jurassic Coast

Viewing strictly by appointment through
Symonds & Sampson Sturminster Newton Sales Office
on 01258 473766





Situated on a small development of only 3 houses completed in 2017, Cardrona is a beautifully presented semi-detached house with open plan living and kitchen areas leading onto an enclosed rear garden.

The entrance hall, with a cloakroom under the stairs, leads to the open plan sitting room with a woodburner in a beamed fireplace. Underfloor heating extends to the entire ground floor. The sitting room flows into the dining room/kitchen. The dining area has French doors leading to the south facing enclosed rear garden. The kitchen is to one side with three walls of fitted units and integrated appliances include a fridge, a freezer, a dishwasher, an oven, a microwave and a gas hob.

Stairs rise to the first floor with a landing and a spacious master bedroom to the front, with a large built in wardrobe and a wide recess for further free standing wardrobes. The second bedroom overlooks the garden to the rear. A well appointed bathroom has a wc, hand basin and a bath with a shower over.

Situation

Shillingstone benefits from a real village community. The area is renowned for some excellent schools.

The Church Centre also operates as a Post Office. There are a large number of clubs and an active church community as well as a recreation ground in the village. There is easy access to the North Dorset Trailway. There are a number of bridleways and footpaths over the surrounding glorious countryside, with some of the best walking and riding right on the doorstep. The larger centres of Poole, Dorchester and Salisbury are all about 20 miles away. Trains to London Waterloo from Salisbury takes about 1 hours 30 mins.

Outside

A shared driveway runs from the lane to the garage which is immediately adjacent to the house with its personnel door to the garden. Parking is also available to the front of the garage and the house and a wood store to the rear. The rear garden is fully enclosed with patio area immediately outside the French doors to the dining room, a level area of

lawn and a loose stone area behind and to the side of the garage. A wrought iron gate also gives access to the garden from the front.

A permitted footpath leads from Hine Town Lane to The Old Ox Pub along the edge of the shared driveway.

Services

Mains water, gas, electricity and drainage are connected to the property. Gas fired central heating. Underfloor heating on ground floor and radiators on first floor.

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: C

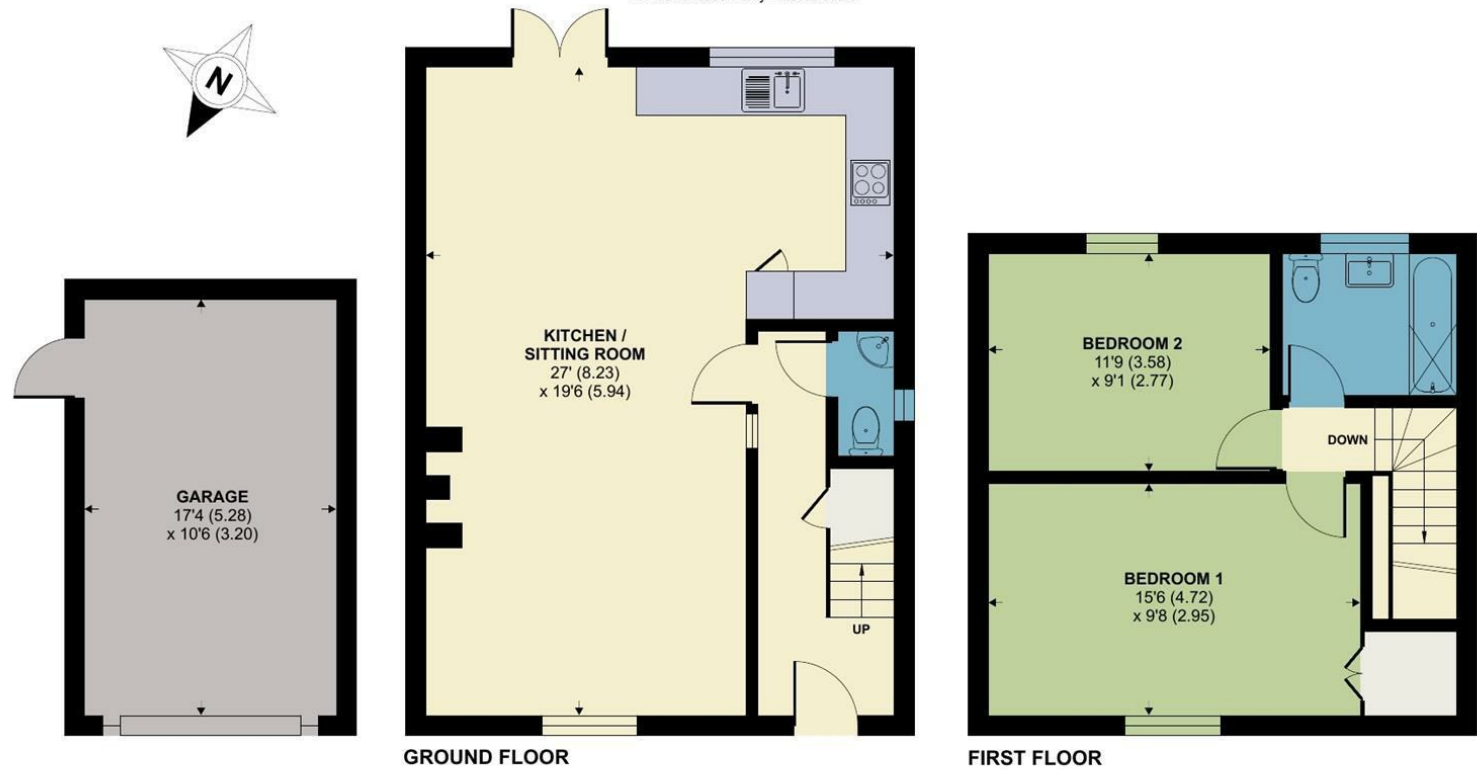
Directions

From Sturminster Newton proceed to Shillingstone and go most of the way through the village with Hine Town Lane on the left just past The Old Ox Inn. After Honeysuckle Gardens, Cardrona is found at the second left turning.

Cardrona, Hine Town Lane, Shillingstone, Blandford Forum

Approximate Area = 902 sq ft / 83.7 sq m
 Garage = 182 sq ft / 16.9 sq m
 Total = 1084 sq ft / 100.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Symonds & Sampson. REF: 1004209



WTR July 2022

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