



## 64, West Street, Fontmell Magna, Shaftesbury, Dorset

A most charming brick & flint built semi detached cottage on the outskirts of this charming village.

Guide Price  
**£315,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 64, West Street, Fontmell Magna, Shaftesbury, Dorset, SP7 0PF

- Charming brick & flint semi detached cottage
  - Rural location but within the village
  - Parking for several cars with a car port
    - Verdant views to the south
  - Conservatory to the rear of the house
  - Originally an 1850s Glyn estate cottage
    - Treatment plant on site
    - No onward chain

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





A most charming brick & flint built semi detached cottage on the outskirts of this charming village.

The front door is accessed from the village lane and comes into a large vestibule which has had a new double glazed unit fitted. A solid door leads into the sitting room which is front facing and has a wood burner fire with deep recesses to either side and the cottage style window with secondary glazing. A walk in cupboard has good storage for the house. The dining room is to the rear of the house with a fireplace and the kitchen to one side and a further door to the conservatory.

The kitchen has a range of wall and floor units and space for a fridge and a washer / dryer.

The tile floored conservatory is beyond the dining room via arch glazed door and is upvc constructed and adds a good further reception room taking in the southerly views. The old WC is to one side by the back door.

Upstairs has a small landing with loft hatch above. Bedroom 1 is to the front and has a fine feature fireplace and a deep recess has a built in wardrobe. Bedroom 2 has a south facing aspect over fields with deep recesses with space for cupboards.

The bathroom has a corner bath with shower over, a WC and a wash hand basin and electric towel rail. A cupboard houses the 'aquafficient' instant hot water unit system.

#### Situation

Fontmell Magna is a charming North Dorset village some four miles south of Shaftesbury. The village has an excellent community, village hall, surgery, primary school, church, pub and village shop and there are some amazing views over the dramatic surrounding countryside. Blandford Forum and Shaftesbury cater for everyday needs and the large towns of Poole, Bournemouth and the cathedral city of Salisbury are within 45 minutes' drive. There is some fantastic walking and riding countryside in the immediate area and excellent schools in both state and private sectors.

There are good road links to Gillingham for rail services to London Waterloo and the A303 is also accessed just north of Gillingham.

#### Directions

From Shaftesbury take the A350 south towards Blandford Forum. Once in Fontmell Magna, take the first right onto Church Lane, proceed up the small hill and turn tight onto West Street at the triangle. Proceed approximately half a mile and No 64 can be found on the left hand side, on the outskirts of the village.

From Blandford Forum, coming down the hill, turn left signed Bedchester, going up The Knapp and then joining West Street from the triangle.

#### Outside

The property is approached via a driveway with space for 3 cars and a further space in the car port. The gardens are to the side and rear which give verdant southerly views over fields and is mainly laid to lawn. There is a good shed, with

power and a concrete base, with useful storage space and enough room for a small workbench.

Steps lead to the small patio surrounding the conservatory and there is also a path leading to the front door from the quiet village lane

### Services

Mains water and electricity are connected to the property. Private drainage is a Treatment Plant, on site. Individually controlled electric radiators.

### Local Authority

Dorset Council Tel: 01305 221000

Council Tax Band: C

## West Street, Fontmell Magna, Shaftesbury

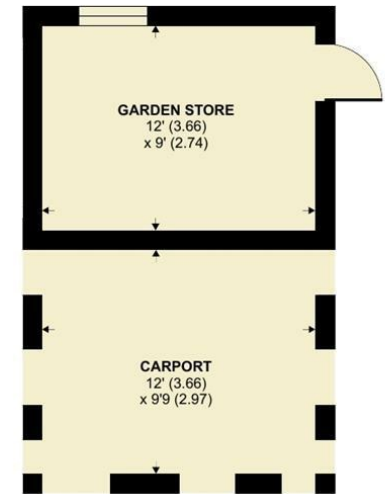
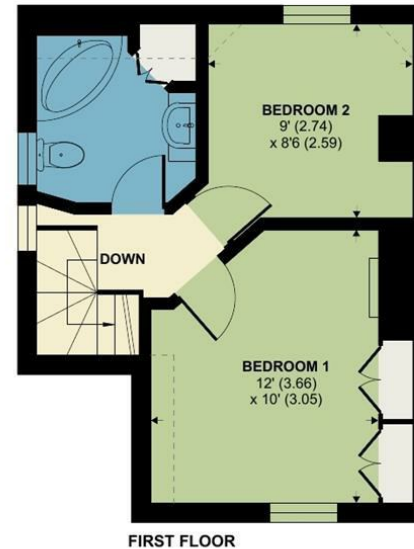
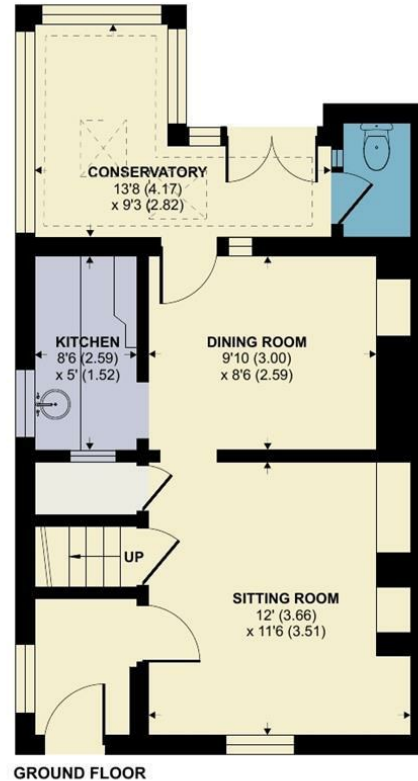
Approximate Area = 765 sq ft / 71 sq m (excludes carport)

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 886 sq ft / 82.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	21	
(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). © nichecom 2023. Produced for Symonds & Sampson. REF: 1061744



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