



Autumn Cottage, Shroton, Blandford Forum, Dorset

A wonderful 2 bedroom end of terrace cottage of great charm and fully updated situated in a desirable village.

Offers In The Region Of

£445,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Autumn Cottage, Shroton, Blandford Forum, Dorset, DT11 8QH

- Beautiful double fronted cottage with great charm and character
 - 2 double bedrooms and bathroom
 - Extended kitchen and updated throughout
 - Lovely beamed sitting room with wood burner
 - Open plan to dining, kitchen and study
 - Off road parking and large garden shed
- In the centre of the thriving village with excellent farm shop and pub
- Easy access to Hambleton hill and network of footpaths

Viewing strictly by appointment
Symonds & Sampson
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The house is approached along a gravel path from the parking area and village lane to the new side door.

This brings you into a small but bright hallway with the sitting room immediately on your left. This is a well proportioned room with open beams to a vaulted ceiling, a feature fireplace with a new wood burner and a deep alcove to one side and a window to the other. The brand new kitchen has been extended to the rear of the house and is light and bright space with Velux Windows above the large picture window and a door leads outside to the rear garden. A clever design of the kitchen means there are ample wall and floor units and integrated appliances include an oven and an induction hob. A door from the kitchen leads into the utility room with a wc, a wash hand basin and a granite worktop. The kitchen is fully open plan to the dining room, again with a wood burning stove, fine Georgian window and wood stripped flooring. A lovely aspect is the study area off to the side and by the new stable front door. This is divided cleverly with an open bookshelf.

Stairs rise to the landing with all three rooms off from it. The new bathroom is to the rear and the two double bedrooms overlook the front of the house both having built in wardrobes.

Situation

Shroton is a desirable village set off the Blandford to Shaftesbury Road just outside the Cranborne Chase National Landscape but inside the Conservation Area. The village sits under Hambledon Hill, a prehistoric fort owned by the National Trust, and has a Parish Church, a farm shop, Public House and a network of footpaths whilst further local amenities are available in Child Okeford and Iwerne Minster. More comprehensive shopping and dining facilities as well as a hospital, leisure centre and doctors surgery can be found in Blandford Forum, approximately 5 miles and Shaftesbury, approximately 7 miles. The area is well known for its excellent range of independent and state schools. There is a mainline railway station at Gillingham 12 miles away which runs direct to London, Waterloo and the A303 some 13 miles to the north giving access to the south-west and London, via the M3.

Directions

From Shaftesbury take the A350 south towards Blandford. Pass through the village of Iwerne Minster and then take the right hand turn to Frog Lane sign posted to Shroton. At the crossroads turn right onto The Corner and the entrance to the property is the first on the right hand side just after the stone wall.

Outside

A lovely cottage garden greets you from the parking area. Bordered by hedging and shrubs, along a gravel path to the side door, passing an idyllic sunny spot. A gate leads to the fully enclosed rear garden of a manageable size but with a large shed.

Services

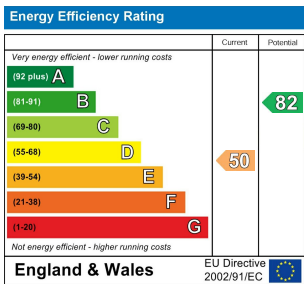
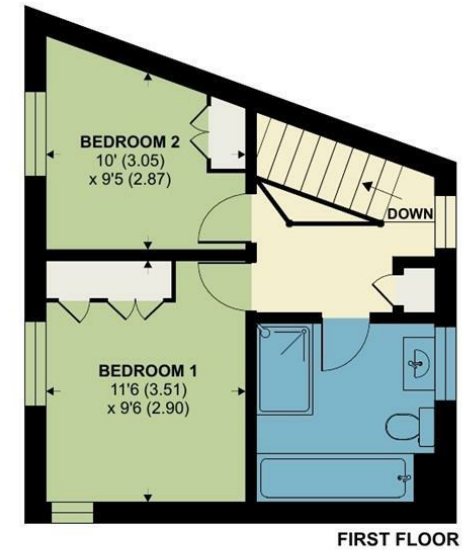
Mains water, electricity and drainage are connected to the property. Oil fired central heating system.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is available (Information from <https://www.ofcom.org.uk>)

Shroton, Blandford Forum

Approximate Area = 1055 sq ft / 98 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2024. Produced for Symonds & Sampson. REF: 1082596



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