

Symonds
& Sampson

Mowbray Lodge

Foyle Hill, Shaftesbury, Dorset

Mowbray Lodge

Foyle Hill
Shaftesbury
Dorset SP7 0PX

A detached stone house in a lovely rural location but a short distance from Shaftesbury with 0.13 acre garden, garage and ample off-road parking.



- Detached stone house in lovely rural location
 - Ample off-road parking and garage
 - Detached home office
 - Good sized garden adjoining fields
 - Close to Shaftesbury and local footpaths
 - No onward chain

Guide Price £550,000

Freehold

Sturminster Sales
01258 473766

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THE DWELLING

Mowbray Lodge is a detached stone house of local Manhull Stone elevations under a pitched tiled roof. The house has recently undergone a programme of updating and is well-presented throughout. Mowbray Lodge sits in a lovely rural location yet is just a mile or so away from the convenience of Shaftesbury town centre. The outlook to the front is over fields.

ACCOMMODATION

See floorplan but in brief:

Ground floor - Sitting room, dining room, kitchen, conservatory.

First floor - 3 bedrooms, 2 bath/shower rooms (1 ensuite)

OUTSIDE

The property is approached from the lane via a vehicular right of way over common land to a five-bar gate leading to the drive with parking for many cars. There is a detached garage with up and over door, power and light as well as a separate insulated home office, shed and kennel. The garden lies mostly to the front of the house and gets the sun from the south. In all 0.13 acres surrounded by new stock proof fencing.

SITUATION

Mowbray Lodge is situated in a rural location south west of Shaftesbury close to Duncliffe Wood and a network of bridleways and footpaths. Shaftesbury has an excellent range of shop and amenities including a delicatessen, cafes, pubs, restaurant, niche retailers, a boutique hotel, banks, two supermarkets, small hospital, library, health centre and an arts centre. The area has good communication links with the A303 and the nearby town of Gillingham offers a mainline railway station to London Waterloo and the Southwest. The area is renowned for its schools, both state and private and the town has primary schools and a good secondary school.

DIRECTIONS

What3words: ///blueberry.luckier.allergy

SERVICES

Mains water and electricity are connected to the property. Private drainage. Gas fired central heating system.

MATERIAL INFORMATION

Standard broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Three Network)

(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: D



Cherry Orchard, Shaftesbury

Approximate Area = 1205 sq ft / 111.9 sq m

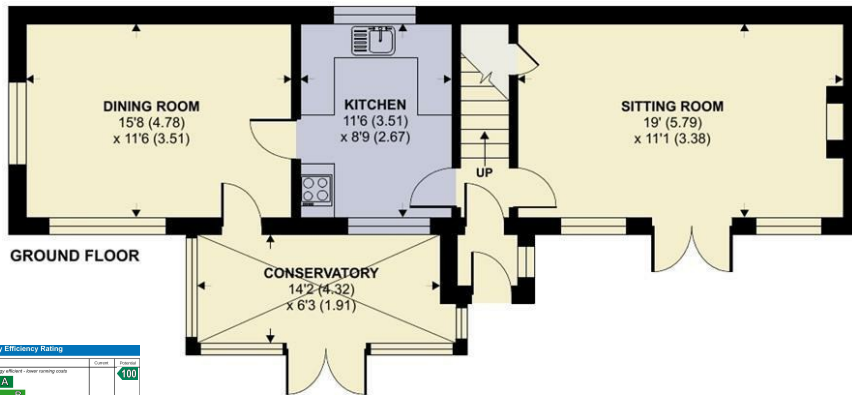
Garage = 211 sq ft / 19.6 sq m

Total = 1416 sq ft / 131.5 sq m

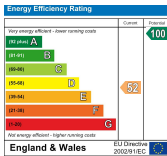
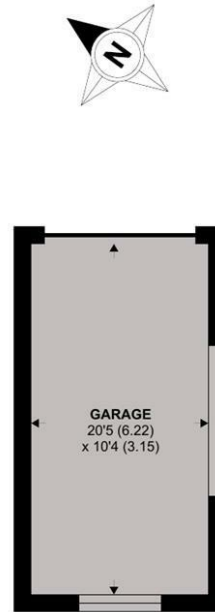
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1167999



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