

Symonds
& Sampson

Elbury House

Hawkcombe Lane, Compton Abbas, Dorset

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Hawkcombe Lane
Compton Abbas
Dorset SP7 0NN

An imposing house on the edge of the village with a large garden of over 3/4 of an acre and fantastic far-reaching views to the south.

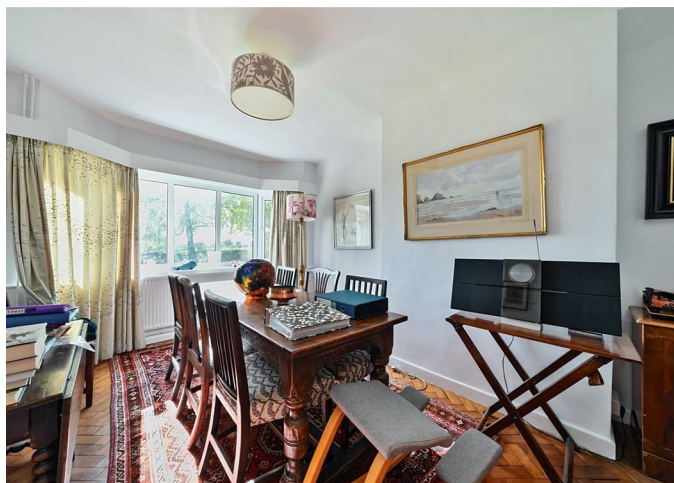


- Edge of village house
- Superb far-reaching views
- Scope to modernise
- Predominantly south facing gardens
- Established 0.78 acre plot with mature trees
- Fontmell Magna 1 mile, Shaftesbury 3.5 miles
- No onward chain

Guide Price £725,000

Freehold

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THE DWELLING

Elbury House occupies a commanding position in a large garden plot of 0.78 acres. The house has fantastic far-reaching views to the south with the principal reception rooms being in the southern elevation and therefore light and bright. The rooms are set off a large central hall with a wooden parquet floor which also extends into the dining room. There is scope for an incoming buyer to update and put their own stamp on it.

ACCOMMODATION

See floorplan but in brief:

Ground floor - Hall, study, sitting room, dining room, kitchen, utility/boot room, cloakroom.

First floor - 3 bedrooms, bathroom.

OUTSIDE

The property is approached from Hawcombe Lane via black wrought iron gates on to a drive with parking and turning for a number of cars. There is a garage with up and over door, a workshop/store and large garden shed. The majority of the garden is at the front and side, south facing and with fantastic views out to Bulbarrow and the hills in the distance. The garden has a variety of established and mature trees.

SITUATION

Located just 3 miles (approx.) south of the Saxon Hilltop town of Shaftesbury, the village has a strong community and a village church. Walks from the village take you to some of the best countryside in the south of England, across National Trust land.

The nearest village for amenities is Fontmell Magna with village post office/store, public house and restaurant, a church and well-regarded primary school. The hilltop town of Shaftesbury offers further amenities including schools, shops, banks, and supermarkets, as does the Georgian market town of Blandford Forum, approximately 9 miles. There is a mainline station to London Waterloo from Gillingham (9 miles approximately) and excellent road links via the A350 south to Poole, Bournemouth and the M27.

DIRECTIONS

What 3 words///powerful.waltzed.sleepers

Head south from Shaftesbury on the A350 and soon after the church in Compton Abbas turn right into Hawkcombe Lane. Elbury House will be found after a short distance on the left hand side.

SERVICES

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

MATERIAL INFORMATION

Standard & superfast broadband is available.

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

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

Council Tax Band: G



Energy Efficiency Rating		
Current	Future	Score
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>		
A	A	92
B	B	81
C	C	69
D	D	58
E	E	49
F	F	38
G	G	29
Not energy efficient - Higher heating costs England & Wales EPC Directive 2002/91/EC		

Hawkcombe Lane, Compton Abbas, Shaftesbury

Approximate Area = 1700 sq ft / 157.9 sq m

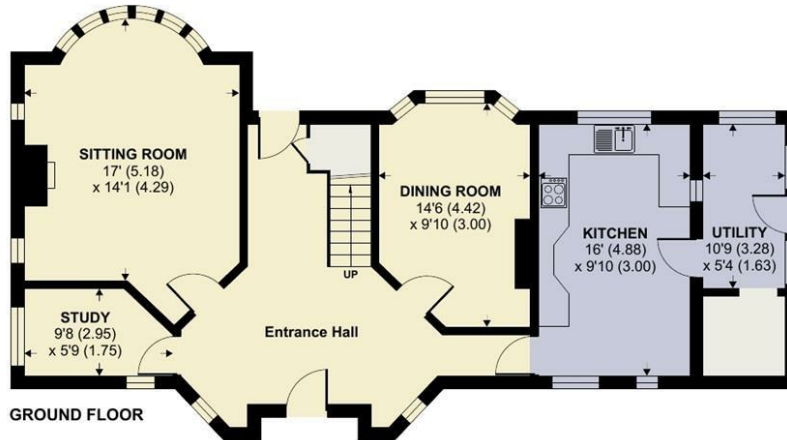
Garage = 204 sq ft / 18.9 sq m

Total = 1904 sq ft / 176.8 sq m

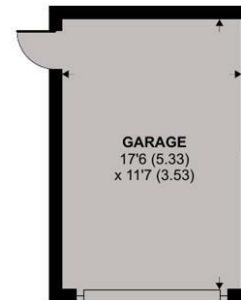
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1201528



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