



Symonds  
& Sampson

# 3 Sutton View

Fontmell Magna, Shaftesbury, Dorset



# 3 Sutton View

Fontmell Magna  
Shaftesbury  
Dorset SP7 0QN

An appealing brick and flint 3 bedroom new build semi-detached house with double garage and enclosed garden on a small development on the edge of this highly sought after village.



- Small development in idyllic village
  - High EPC rating
- Double Garage and further parking for multiple cars
  - Village with pub and shop
- New build in 2023 with remaining NHBC

Guide Price £439,950

Freehold

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## THE DWELLING

Finished in 2023, 3 Sutton View is a brick and flint semi detached house with double garage and parking to the rear. This newly built house has underfloor heating on the ground floor from an Air Source Heat Pump, is very well insulated and sits on a small development with communal landscaping. There are quality finishes throughout, built in appliances, motorised garage doors and individual room thermostats downstairs, ideal for comfortable living.

## ACCOMMODATION

Refer to floor plan. In brief, reception room, kitchen, office, WC, 3 double bedrooms, principal bedroom with en suite, double garage, parking and enclosed rear garden.

## OUTSIDE

Set back from the street is a small front garden with path to the front door. A longer path leads to the rear where there is a double garage (with personal door access) and parking for multiple cars. An enclosed rear garden, with side gate to the parking, is fully landscaped with a variety of plants and shrubs and having the advantage of a full width patio with access to and from the reception room via the glazed patio doors.

## SITUATION

Fontmell Magna is a charming North Dorset village some four miles south of Shaftesbury. The village has an excellent community with village hall, primary school, church, pub and village shop and there are some amazing views over the dramatic surrounding countryside from the house as well as plenty of countryside walks.

## DIRECTIONS

What3words///boot.chum.hogs

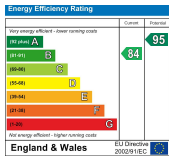
## SERVICES

Mains water and electricity are connected to the property. Communal private drainage. Air source central heating system with individual room underfloor heating to ground floor and electric radiators to 1st floor

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. Mobile phone network coverage is limited inside and likely outside - (coverage is best provided by O2 and Three Network) (Information from Ofcom <https://www.ofcom.org.uk>) Council Tax Band: D





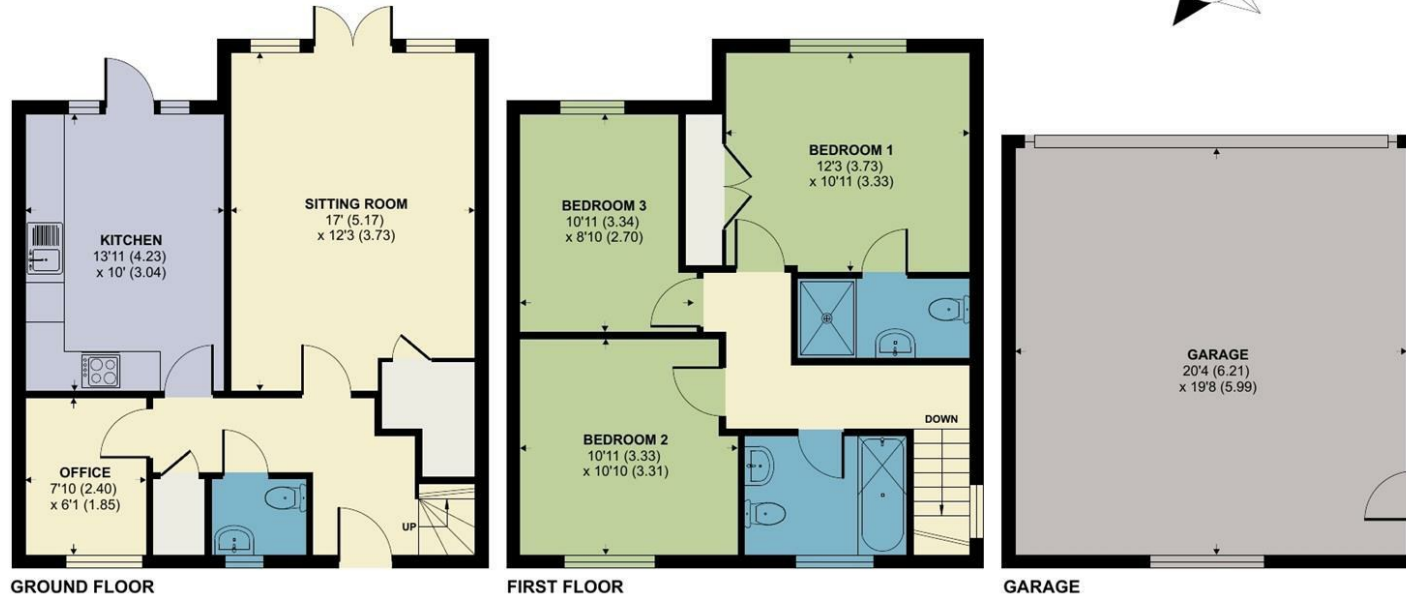
## Sutton View, Fontmell Magna, Shaftesbury

Approximate Area = 1070 sq ft / 99.4 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 1470 sq ft / 136.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1230929



WT January 2025 revised April 2025



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