



Fosse Cottage, 46 Church Street, Fontmell Magna, Shaftesbury, Dorset, SP7 0NY

A detached period cottage in need of modernisation in the heart of the village with lovely gardens backing on to the mill pond.

2 1 2

- GUIDE PRICE £375,000 - £425,000
 - In the heart of the village
 - Garden, Double Garage
 - No onward chain
- Period detached cottage for renovation
- Conservation Area backing on to Fontmell Brook
- Popular village with shop, pub, school, church & hall

Guide Price **£375,000 - £425,000**

Freehold

THE DWELLING

Fosse Cottage is a period detached cottage occupying an enviable location in the heart of the village backing on to Fontmell Brook. The house now gives an incoming buyer a tremendous opportunity to modernise to their tastes. The cottage is described as an 18th century two storey artisan dwelling with brick walls under a recently replaced plain tiled roof. The scale and setting by the mill pond adds to the character of the street scene.

ACCOMMODATION

See floorplan but in brief:

Ground floor - Sitting room, kitchen / dining room, study, conservatory, WC.

First floor - Two bedrooms, bathroom.

OUTSIDE

The property is approached from Church Street via gate on to a drive with parking for a number of cars. There is a large garage with power, light and an electric roller door.

SITUATION

Fontmell Magna is a charming North Dorset village some four miles south of Shaftesbury. The village has an excellent community, village hall, 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

What3words:///crafted.surfacing.polka

SERVICES

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

MATERIAL INFORMATION

Standard & super fast 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: E

Agents Notes: The Vendors are not able to supply a Property Information Form. Potential buyers need to rely on their own enquiries.

Church Street, Fontmell Magna, Shaftesbury

Approximate Area = 1013 sq ft / 94.1 sq m

Garage = 363 sq ft / 33.7 sq m

Outbuilding = 154 sq ft / 14.3 sq m

Total = 1530 sq ft / 142.1 sq m

For identification only - Not to scale



GWB April 2025

01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT