



# Greygles

Stour Row, Shaftesbury, Dorset



# Greygles

Stour Row  
Shaftesbury  
Dorset SP7 0QF

Greygles is a double fronted detached house built of local stone some 30 years ago. There is a workshop / garage and office above separate from the house as well as a small field acquired giving scope for a larger garden

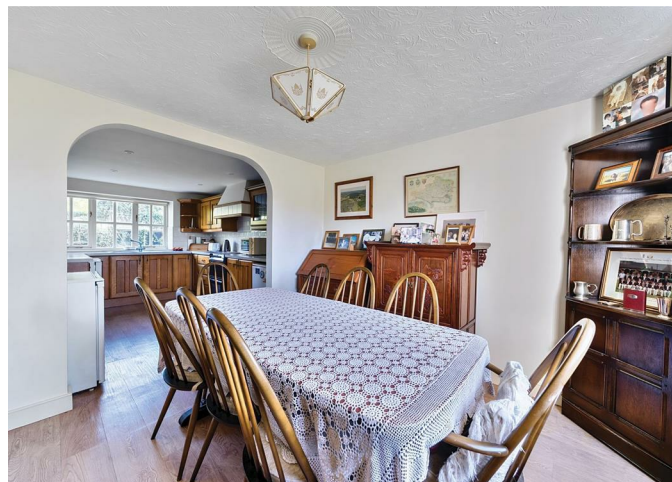


- Detached house with views towards Duncliffe Woods
  - Large loft room with velux windows
- Barn style garage / workshop with office above
  - Paddock enhances depth of rear garden
    - Central village location
    - Chain free

Guide Price £570,000

Freehold

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## THE DWELLING

Greygles is a double fronted detached house built of local stone with rendered elevations built some 30 years ago. The house has a converted loft with velux windows, good storage and spectacular views towards Duncliffe Woods. Access is currently via a loft ladder but with scope to install a permanent staircase.

The sitting room is front to back with French doors to the rear garden that has the backdrop of Duncliffe to the north across a small field acquired a few years ago. The house has a highly sensible living arrangement but of particular note is the 'barn' on the drive giving garaging, workshop and an office above.

## ACCOMMODATION

See Floor Plan: A sensibly arranged house with good sized double bedrooms

## OUTSIDE

Approached from the village lane is a large parking area with plenty of turning space. The front garden gives privacy from the lane with a high, mature hedge and laid mostly to lawn. The rear garden gives delightful views up to Duncliffe Woods to the north from the patio adjacent to the sitting room. This rear garden has a greenhouse and is bordered by hedging. The property also has the benefit of a small paddock sitting just behind the garden which gives depth to the property and retains the views up the hill.

The original builder created a large garage with workshop to the western side of Greygles. External steps give access to what was an office but gives useful further space.

## SITUATION

Stour Row is a desirable village situated 3 miles south of the Saxon hilltop Town of Shaftesbury. Shaftesbury made famous by its cobbled street Gold Hill is a popular town offering a good range of high street and boutique shops, supermarkets, secondary schooling and recreational facilities. Rail connections are found at Gillingham - Waterloo Mainline - approximately 6 miles distant.

## DIRECTIONS

What3words:///coupler.pull.kilt

## SERVICES

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

## MATERIAL INFORMATION

Standard, superfast & ultrafast 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

Rights of Way: A public footpath starts at the village lane, off Greygles land and continues along the side of the acquired field to a gate at the top. The exact line of the footpath is believed to be to the far western edge of the field, currently overgrown with brambles, leading to a gate at the top of the field and beyond.





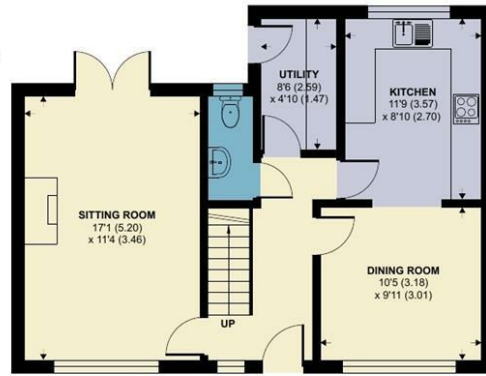
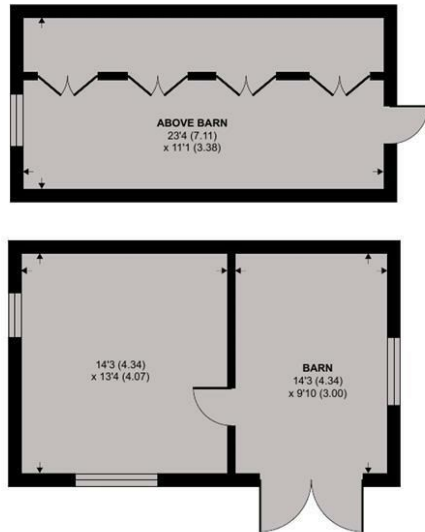
# Stour Row, Shaftesbury

Approximate Area = 1079 sq ft / 100.2 sq m

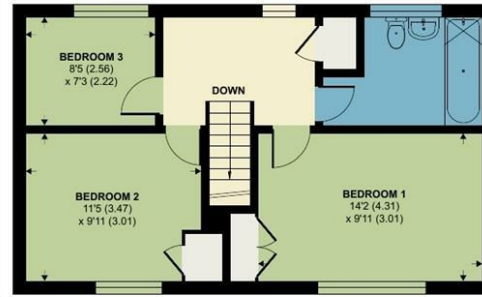
Outbuilding = 596 sq ft / 55.3 sq m

Total = 1675 sq ft / 155.5 sq m

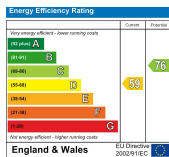
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GROUND FLOOR



FIRST FLOOR



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: 1285324



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