



32

Mill Street, Fontmell Magna, Shaftesbury, Dorset

32

Mill Street
Fontmell Magna
Shaftesbury
Dorset SP7 0NU

An enchantingly located bungalow with exceptional gardens and parking on the edge of a lovely village. The property sits well above the Fontmell chalk stream on the southern boundary.



- Bungalow set in charming gardens
- Bordered by Collyer's Brook chalk stream
 - Large driveway and double garage
- Terrace ideal for al fresco entertaining
 - Edge of village location

Offers In Excess Of £395,000
Freehold

Sturminster Sales
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THE DWELLING

Set in delightful gardens 32 Mill Street is a detached and extended bungalow with excellent reception space. Whilst requiring some updating now, the property is set up with a highly sensible arrangement of accommodation with the added benefit of a double garage and plenty of parking.

The front door brings you into the kitchen / breakfast room with a separate utility room to one side and the approximate 7.04m x 5.95m (450sqft) sitting room to the other with a feature fireplace. This is a large room with sliding doors to the south facing patio area overlooking the chalk stream at the bottom of the garden. The house continues through to a corridor and onto the bedroom space with two double bedrooms and a family bathroom.

ACCOMMODATION

See floor plan but in essence; an historically extended barn transformed into a spacious bungalow in a wonderful position within the village. All principal rooms face on to the gardens which are predominantly south and west facing. There is a large gravelled parking area with plenty of turning space and the double garage

OUTSIDE

Undoubtedly the gardens at 32 Mill Street are special. Raised up above Collyer's Brook that leads to The Fontmell chalk stream, the garden is mostly laid to lawn with flower borders and shrubs giving interest and intrigue throughout. A large terrace area is just outside the sitting room and is ideal for tables and chairs for al fresco entertaining. There is an excellent, well tended vegetable area for the keen gardener bordering the lane behind a wall.

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 'owned' shop and there are some amazing views over the dramatic surrounding countryside. 32 Mill Street is adjacent to the Collyer's Brook Nature Reserve run by the Dorset Wildlife Trust. The Brook is sourced from Springhead, some 200m to the east. in the grounds of The Springhead Trust. Footpaths take you up Sutton Hill or along Mill Street to the Fontmell Down Nature Reserve

DIRECTIONS

What3words:///custodian.kilowatt.wash

SERVICES

Mains water and electricity are connected to the property. Private drainage. 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 EE Network)

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

Council Tax Band: F

Agents Notes: Vacant possession on completion

Rights of Way: Access to the property has been established for at least 67 years and the property has been in the same family ownership since 1928.



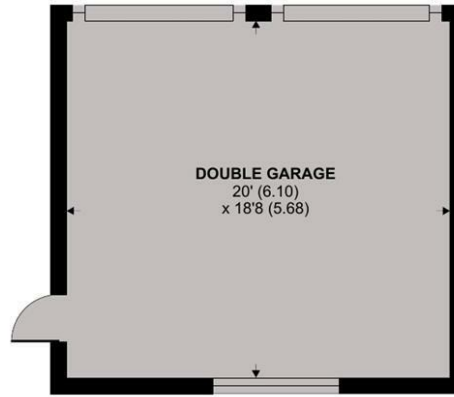
Mill Street, Fontmell Magna, Shaftesbury

Approximate Area = 1067 sq ft / 99.1 sq m

Garage = 373 sq ft / 34.6 sq m

Total = 1440 sq ft / 133.7 sq m

For identification only - Not to scale



GROUND 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: 1318242

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Energy Efficiency Rating		Current	Target
Very energy efficient – lower running costs			
92 (A)	A		
81 (B)	B		
69 (C)	C		
55 (D)	D		
39 (E)	E		
21 (F)	F		
1 (G)	G		
Not energy efficient – higher running costs			

England & Wales

EU Directive 2002/91/EC

WT August 2025



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