



Symonds
& Sampson

THE COACH HOUSE

4 The Coach House

Mill Street, Fontmell Magna, Shaftesbury, Dorset

4 The Coach House

Mill Street
Fontmell Magna
Shaftesbury
Dorset SP7 0NU

Built in 2008 by a local developer, The Coach House is an attractive development made up of only 5 individual properties set in the heart of the popular village of Fontmell Magna.



- 2 double bedrooms
- 2 allocated parking spaces
- Underfloor heating throughout
- South west facing garden with patio area
 - Central village location
 - Open plan living / dining room
- Large family bathroom / ground floor WC
 - No onward chain

Guide Price **£300,000**

Freehold

Sturminster Sales
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THE DWELLING

No 4 The Coach House is a two double bedroom mid terraced house, built of brick and flint under a tiled roof, with a south west facing garden. Overlooking a chalk stream, Collyer's Brook, to the street side gives a bucolic village setting.

The sitting room has a multifuel burner set in the brick fireplace and French doors opening to an iron Juliette balcony and the chalk stream below. The house has a good balance of accommodation with well proportioned living space and ample storage.

ACCOMMODATION

Stable door to dual aspect dining / living room with a Stovax multi fuel burner, oak engineered board flooring and French door to Juliette balcony. A good size fitted kitchen with ample storage. Ground floor WC. Two double bedrooms with fitted wardrobes. A generous sized family bathroom with bath, separate shower and heated towel rail. Large airing cupboard and loft space.

OUTSIDE

Two designated parking spaces immediately on entry to the development. South west facing garden with small lawn, flower beds, large shed and patio area, accessed from the front of the house across the communal pathway.

SITUATION

Fontmell Magna is a charming North Dorset village some four miles south of Shaftesbury and is adjacent to the Cranbourne Chase National Landscape. The village has an active community with village hall, primary school, church, all weather public tennis courts, children's play area, pub and community village shop and there are some amazing walks in the surrounding countryside, the nearest of which is just along Mill Street.

The market town of Blandford Forum lies 8 miles to the South and main line train access to Waterloo from nearby Gillingham. There are a number of excellent private schools in the local area.

DIRECTIONS

What3words:///dragonfly.across.spring

SERVICES

Mains water, electricity and drainage are connected to the property. Electric under floor heating throughout.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

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

Council Tax Band: C

EPC: C

Conservation Area

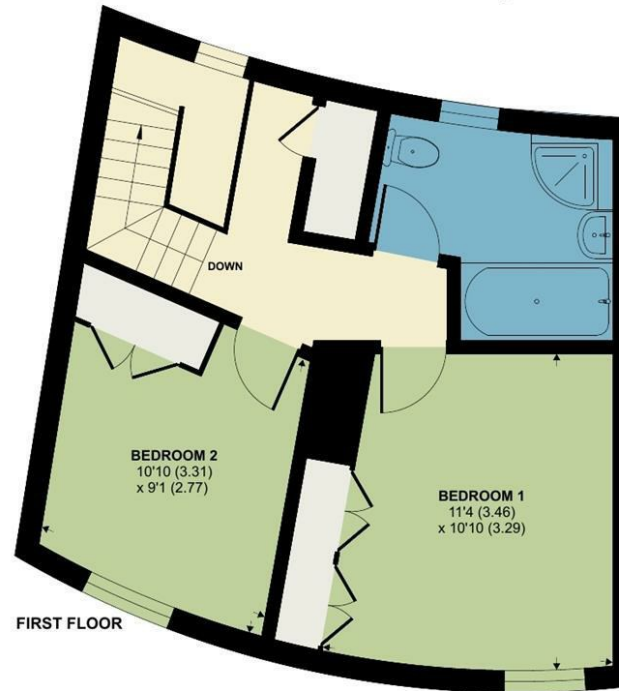
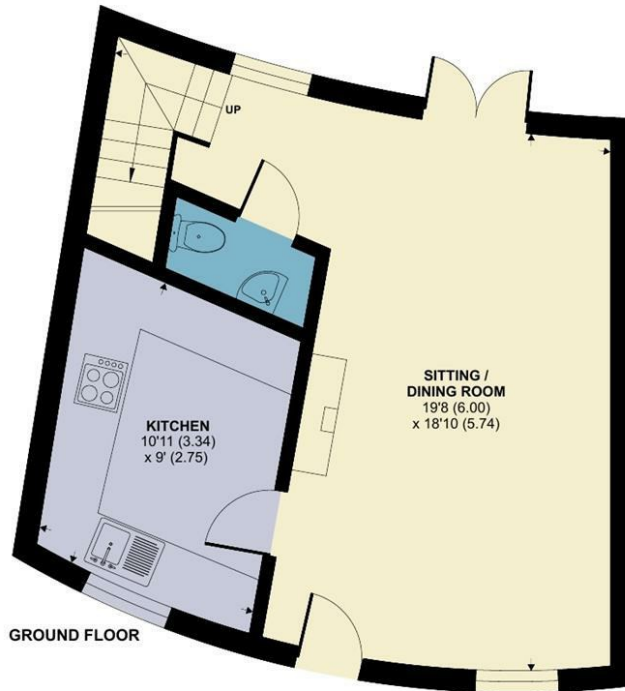
Rights of Way: A path connects No4 to the car park and also gives pedestrian access for the other houses in the development. Brookfield, the neighbouring house, has a RoW over the drive to the entrance to their property.



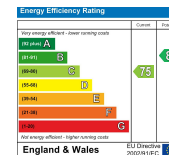
Mill Street, Fontmell Magna, Shaftesbury

Approximate Area = 816 sq ft / 75.8 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: 1360407



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