



## 49, Church Street, Fontmell Magna, Shaftesbury, Dorset

A Grade II listed cottage with delightful rear garden.

Guide Price  
**£350,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858

## 49, Church Street, Fontmell Magna, Shaftesbury, Dorset, SP7 0NY

- Enchanting grade II listed house
- Delightful gardens with garden room
- Centre of a thriving village adjacent to St Andrews Church
  - Well appointed kitchen
  - Large sitting room and dining area with u/f heating
  - Loft style bedroom 2
- Set centrally in the Fontmell Magna conservation area
- Moments from the Cranborne Chase Dorset National Landscape (formerly known as AONB)

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





A Grade II listed cottage with delightful rear garden.

An enchanting Grade II Listed semi detached house in the very heart of Fontmell Magna, a thriving village on the edge of the Cranborne Chase Dorset National Landscape (formerly AONB).

49 Church Street is built of flint and local stone with brick surrounds and has a tiled roof. The property is approached from the side gate which is large enough for a small car to park and there is ample parking on Church Street. The side door leads into the kitchen which has the usual appliances but also lovely views over the garden to the rear. This is a bright room with velux windows above. Through the door brings you to the dining hall area and onto the sitting room after a small step and the front door onto the street beyond. The sitting room has wooden floors, a deep recessed window with seat to the front and a feature inglenook with bressummer beam and wood burner below

A cottage door hides the staircase which brings you to a

good landing with the main bedroom adjacent to the spacious family bathroom. Further stairs lead to a 2nd 'bedroom' in the loft. This is divided with a floor beam but has velux windows above and eaves storage to the front side and some parts are restricted head height.

#### 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 protected 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

From Shaftesbury, proceed in a southerly direction along the A350 into the village turning right into Church Street. Go past the village shop, round the corner and at the top of the hill on the left hand side is no49 just before the village 'triangle' known as The Gossips Tree. From Blandford Forum on the A350 proceeding north, come into the village down the hill bearing left signed Bedchester before the Fontmell pub. After a short distance, turn right at The Gossips Tree and No49 is just down on the right hand side.

#### Outside

A wonderful enclosed garden lies to the rear of the house, past a gravelled area to the front off the street. The garden is mostly laid to lawn with productive fruit trees including pear, apple and plum, and bordered with hedging and from the house it gives views towards the Fontmell Brook, Fontmell Down beyond and St. Andrew's Church. There is a garden room with a shower room and wc below a mezzanine area. A good all year room with underfloor heating suitable as extra guest accommodation although with restricted

head height at mezzanine level. The sitting area has French doors opening outwards and therefore this is lovely spot away from the house.

The adjoining cottage has an historic right of way.

**Services**

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

**Local Authority**

Dorset Council Tel: 01305 221000

Council Tax Band: C

**Property Information**

Broadband - standard & superfast broadband is available.

Mobile phone coverage is available indoors and out with 3. Other network coverage varies inside and out.

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

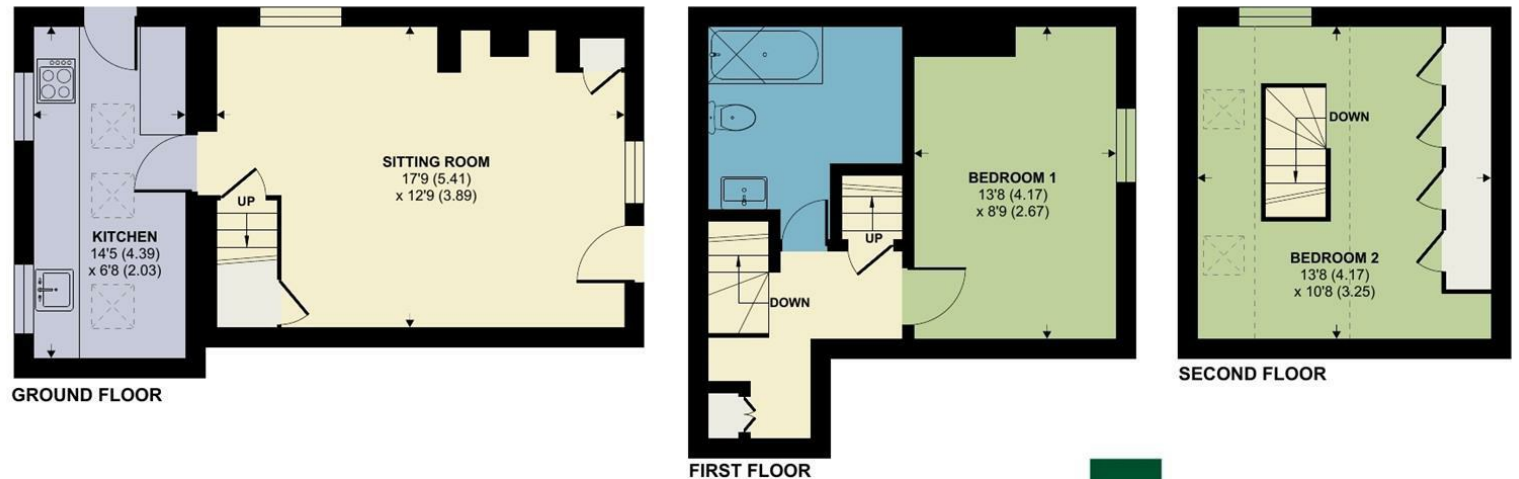
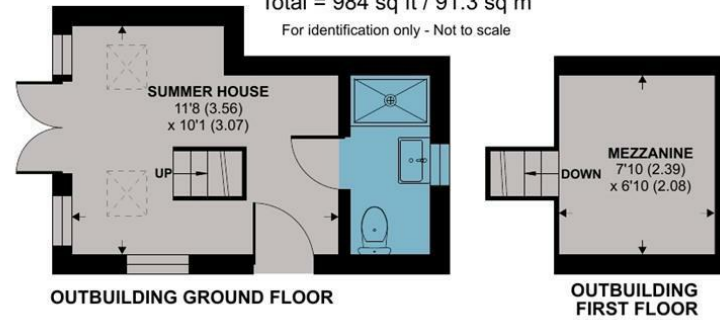


## Church Street, Fontmell Magna, Shaftesbury

Approximate Area = 669 sq ft / 62.1 sq m  
 Limited Use Area(s) = 118 sq ft / 10.9 sq m  
 Outbuilding = 197 sq ft / 18.3 sq m  
 Total = 984 sq ft / 91.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1108792



WT April 2024



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