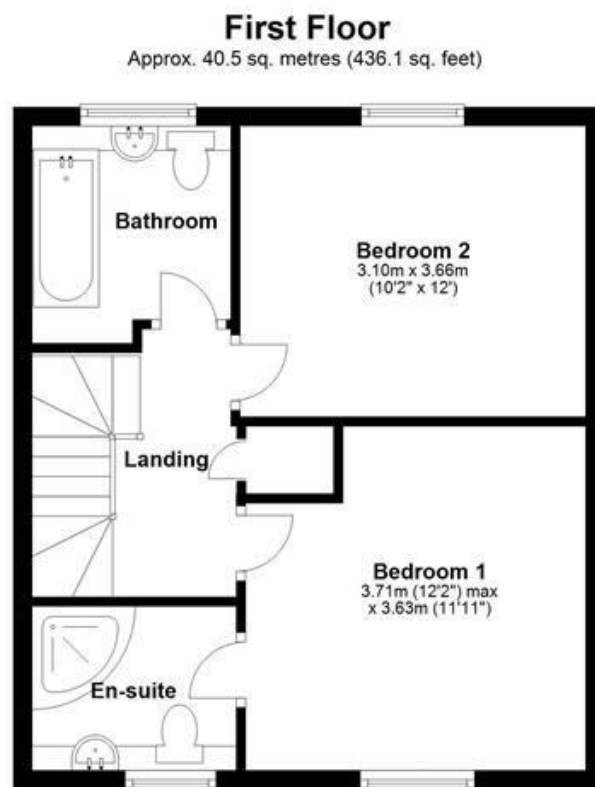




Total area: approx. 81.1 sq. metres (873.2 sq. feet)

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         | 97        |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 74                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



## Hambledon Row Shillingstone

Asking Price  
£325,000

Picture-Perfect Thatched Cottage with a Modern Twist

Looking for charm without the upkeep? This beautifully maintained modern thatched cottage on the edge of the ever-popular village of Shillingstone offers the perfect blend of character, comfort, and convenience—with wonderful views of Hambledon Hill right from your doorstep.

Set at the end of a terrace, this home turns heads with its classic thatched roof and timeless kerb appeal—but step inside and you'll find a light, bright interior that's made for modern living. With 873 sq ft/81 sq. m of well-planned space, it's a smart choice for those downsizing in style, busy professionals, or anyone looking for a low-maintenance UK base they can simply lock up and leave.

The heart of the home is a spacious open-plan sitting/dining room, flooded with natural light—perfect for quiet evenings or entertaining guests. The kitchen offers plenty of storage and comes fully equipped with built-in appliances, ready for your culinary creations.

Upstairs, you'll find two generous double bedrooms, including a principal suite with its own en-suite shower room—a rare luxury in a cottage of this style. There's also a neat rear garden for a morning coffee or evening glass of wine, and a garage for private parking or additional storage.

With easy links to major towns, a peaceful village setting, no onward chain, and views that never get old, this is a unique opportunity to enjoy countryside living with zero compromise.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door with a thatched storm canopy above opens into a welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting/dining room, kitchen and to the cloakroom, which is fitted with a WC and corner pedestal wash hand basin with mono tap and tiled splash back. Also in the hall is a large built in storage cupboard with automatic lighting and fitted with a hanging rail.

The sitting room enjoys an outlook over the rear garden and has double doors that open out to the paved seating area. There is plenty of room for settees and armchairs as well as for a large dining table and chairs. You will also find access to a good sized understairs cupboard.

The kitchen faces the front and takes in a view of Hambledon Hill. It is fitted with a range of Buttermilk country style kitchen units consisting of floor cupboards, separate drawer unit with deep pan and cutlery drawers and eye level cupboards

and cabinets plus open shelves with counter lighting under. You will find a generous amount of wood effect work surfaces with a tiled splash back and a one and a half bowl ceramic sink and drainer with swan neck mixer tap. There is a built in electric oven and five burner gas hob with extractor hood over plus an integrated dishwasher, washer/dryer and fridge and freezer. There is also a cupboard housing the gas boiler. For practicality, the floor is tiled.

##### First Floor

On this floor you will find two spacious double bedrooms, principal with a lovely view of Hambledon Hill and an en-suite shower room fitted with a stylish suite and the main bathroom. This is fitted with a modern suite consisting of bath with concealed tap and pull out shower attachment, semi recessed wash hand basin with mono tap and a WC. For practicality, the floor is tiled.

#### Outside

##### Garage

The garage lies to the rear of the property and is accessed via Roman Way. It is generously sized with an up and over door and benefits from light and power. There is a personal door that opens into the rear

garden. The garage measures - 5.33 m x 2.69 m/17'6" x 8'10"

#### Garden

The property is approached from a pedestrian path leading in front of the cottages to the front door which is covered by a thatched storm canopy. The rear garden has a paved seating area, lawn and shrub and flower beds and is of a manageable size. You will also find a useful garden shed.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band C  
Double Glazing Throughout  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

#### Directions

Postcode - DT11 0TY  
What3words - chat.rejoins.snowmen

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.