



Glen Cottage, High Street, Spetisbury, Dorset, DT11 9DN





**A Quirky 4 Bedroom Period Property Boasting River Frontage & Requiring Modernisation In The Village Of Spetisbury. The Property Benefits From Driveway Parking, Master Bedroom With En-Suite & No Forward Chain**

**Living Room 18'1" (5.51m) x 13'11" (4.24m)**- UPVC part glazed door to side, 2 windows to front aspect, brick inglenook fireplace with wood burning stove, stairs to first floor with storage cupboard under, TV point, electric consumer unit, 2 radiators, flag stone flooring

**Snug 13'2" (4.01m) x 10'5" (3.18m)**- 2 windows to side aspect, gas fireplace set in wooden surround, part panelled walling, window to dining room, 2 wall lights, radiator

**Dining Room 16'1" (4.9m) x 7'7" (2.31m)**- Window to side aspect, high level obscure glazed window to side, 3 wall lights, telephone point, radiator

**Kitchen 11'0" (3.35m) x 7'0" (2.13m)**- Range of painted base and wall units providing cupboard and drawer storage, wood effect work-surfaces with tiled splash-backs, single sink with mixer tap, Free-standing New World gas cooker with 8 ring hob and extractor hood over, cupboard housing hot water tank, high level obscure glazed window to side aspect, vinyl flooring

**Garden Room 16'1" (4.9m) x 8'0" (2.44m)**- French doors to rear garden, 2 windows to same, larder cupboard, radiator, access to roof space

**Lobby** - Stairs to first floor, door to garage

**Shower Room/Utility 8'3" (2.51m) x 4'7" (1.4m)**- White suite comprising corner shower with Mira electric shower over, low level WC, wash hand basin, tiled splash-backs, plumbing for washing machine, radiator, extractor fan, tiled flooring

**Garage 14'5" (4.39m) x 10'6" (3.2m)**- Double wooden doors to front, light and power, work bench



**First Floor Landing** - Window to side aspect

**Bedroom 1 16'3" (4.95m) To Wardrobe x 7'10" (2.39m) To Wardrobe**- Window to front aspect, 2 built-in wardrobes, TV point, window to landing, access to roof space, radiator

**En-Suite** - White suite comprising panelled bath, low level WC, pedestal wash hand basin, tiled splash-backs, cabinet, window to rear aspect, radiator, vinyl flooring

**Bedroom 3 14'3" (4.34m) x 7'7" (2.31m)**- Window to rear aspect, 3 sky lights, radiator, door to bedroom 4

**Bedroom 4 13'3" (4.04m) x 10'7" (3.23m)**- Window to side aspect, radiator, access to roof space, step up to landing

**First Floor Landing** - Storage cupboard, radiator, access to roof space, smoke alarm

**Bedroom 2 12'11" (3.94m) x 8'10" (2.69m)** - Window to front aspect, radiator

**Bathroom** - White suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, window to side aspect, radiator, vinyl flooring

**Outside** - Tarmac driveway to side providing parking for at least 2 vehicles, low maintenance front garden being laid to shingle stone bounded by block walling. fully enclosed rear garden bounded by timber fencing, large paved patio adjacent to the rear of the property with steps leading down to the mainly lawned garden with well stocked shrub beds and hedging, timber shed, raised decking area with pergola, to the foot of the garden are steps leading down to the edge of the River Stour, with views over the neighbouring meadows too

£415,000 Freehold

**Glen Cottage**  
 Approximate Gross Internal Area  
 1823 sq ft - 169 sq m



Not to Scale. Produced by The Plan Portal 2023  
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EPC Rating - TBC

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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