



**Mill Street, Fontmell Magna**

**Guide Price £450,000**



## The Coach House, Mill Street, Fontmell Magna, Shaftesbury, SP7 0NU

•Spacious Three Bedroom Home Within A Popular Dorset Village •Flexible Accommodation Over Three Floors •Newly Refitted Bathroom •Landscaped Gardens •Allocated Parking For Two Vehicles •EPC: Awaited

### LOCATION

The picturesque and traditionally English village of Fontmell Magna offers a strong level of excellent local facilities which include a post office/store, well regarded Village hall, parish church, primary school and doctors surgery. The nearby town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist.

There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country.

### DESCRIPTION

Constructed by the highly regarded Harry J Palmers Developers, this three-bedroom home offers a wealth of flexible accommodation over three floors. Located on the ground floor is a spacious kitchen breakfast room complete with an array of built in appliances and access via French doors to the surrounding patio garden whilst a utility room compliments the kitchen itself.



The main sitting area is located on the first floor and spans the full depth of the property with dual aspect windows allowing for plentiful natural light.

Also located on the first floor is the third bedroom, currently utilised as a home office.

The two remaining bedrooms are found on the second floor, both having been upgraded via the current owners to now incorporate a selection of built in wardrobe spaces whereas the family bathroom has again been recently renovated to an immaculate four-piece suite featuring a walk-in shower and separate bath.





## OUTSIDE

Having been extensively landscaped by the current owners, the garden space is a tranquil area with an abundance of mature plant life designed specifically to bring privacy and colour throughout the year.

A patio area allows for alfresco dining whilst located to the rear of the garden is a further seating area. Positioned to the front of the property is a hard standing garden with a delightful potted plant display that again incorporates several seating areas, all set against the brook of which runs past the property.

Allocated Parking allows for two vehicles whilst a lockable store is of great convenience.

## COUNCIL TAX

Dorset Council Tax Band D.

## TENURE

Freehold.

## SERVICES

The property is warmed via electric underfloor heating throughout.

## VIEWINGS

Strictly by appointment only with Boatwrights Estate Agents.  
01747 213106.  
[www.boatwrights.co.uk](http://www.boatwrights.co.uk)

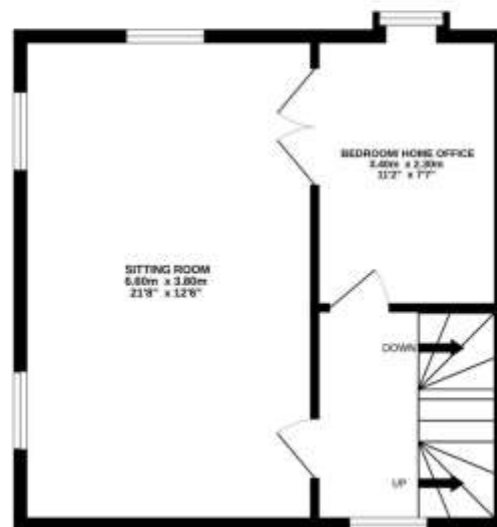




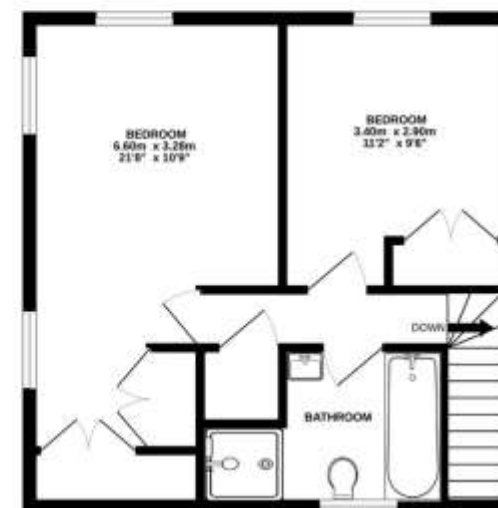
**GROUND FLOOR**  
28.0 sq.m. (302 sq.ft.) approx.



**1ST FLOOR**  
39.7 sq.m. (427 sq.ft.) approx.



**2ND FLOOR**  
39.5 sq.m. (425 sq.ft.) approx.



**TOTAL FLOOR AREA : 107.1 sq.m. (1153 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

15 September 2023