



The Tallons, Cann Common

Guide Price £490,000

The Tallons, Cann Common, Shaftesbury, Dorset, SP7 0DL

- A Fantastic Home Within A Sought After Hamlet
- Breath-Taking Countryside Views
- Approx. 2000 Sq. Ft. Of Flexible Accommodation
- Dual Aspect Sitting Room
- Three Bedrooms & Two Bathrooms
- Private & Attractive Gardens
- Off Road Parking
- Garage & Car Port
- EPC: Awaited

LOCATION

The hamlet of Cann is situated to the south of Shaftesbury and offers some of the best views that the Blackmore Vale has to offer. With undulated countryside surrounding it, it's no wonder that this hamlet is so popular with its residents and buyers alike. Located only 2.5 miles away is the Saxon hilltop town of Shaftesbury which offers a wide range of amenities that include two supermarkets, a hospital, doctor's surgery, post office, dentist, opticians and much more. In addition, Shaftesbury also offers a public swimming pool, Arts centre and a comprehensive set of recreational clubs.

The town itself provides an excellent range of shops, cafe's, restaurants, pubs and a sought after hotel in The Grosvenor Arms. Shaftesbury benefits from strong communication links with the A303 located just 5 miles away providing access to London via the M3. The nearby town of Gillingham and the village of Tisbury offer a mainline railway station with a direct line to London Waterloo and the South West.



DESCRIPTION

Constructed originally back in 2009, The Tallons is an attractive, well positioned set of just four properties built to a high specification occupying an enviable plot as well as offering a stunning view of the surrounding North Dorset countryside.

3 The Tallons is a link-detached property offering approximately 2000 sq. ft. of flexible living accommodation. The property comprises an entrance hall, an attractive kitchen/dining room, dual aspect sitting room, three spacious bedrooms with en suite facilities to the main room as well as a further family bathroom.





OUTSIDE

At the front of the property is a gravelled parking area that provides ample space for several vehicles. In addition is a car port as well as access to the garage that benefits from power, lighting and swing opening doors.

Located at the rear of the property is the private and secluded garden that is mainly laid to lawn and enclosed to all sides with a mixture of hedging and fencing. Of a predominantly south facing nature, the garden also offers a simply stunning view of the neighbouring North Dorset countryside that can be enjoyed throughout the seasons.

TENURE

Freehold.

LOCAL AUTHORITY

Dorset Council, Band E.

SERVICES

The property is connected to mains water and electricity as well as an oil fired central heating system. A Sewerage Treatment Plant is also present.

VIEWINGS

Strictly by appointment with Boatwrights Estate Agents.

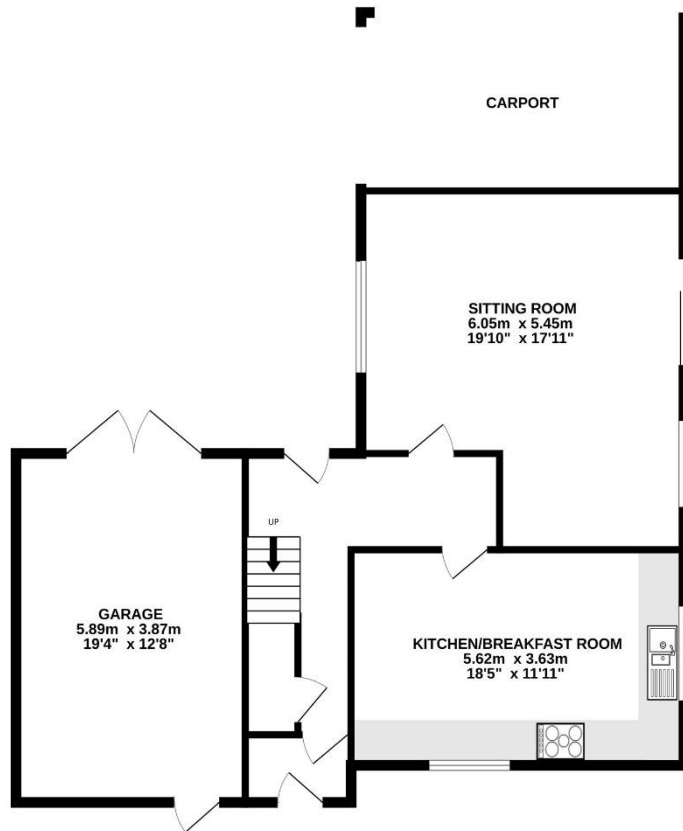
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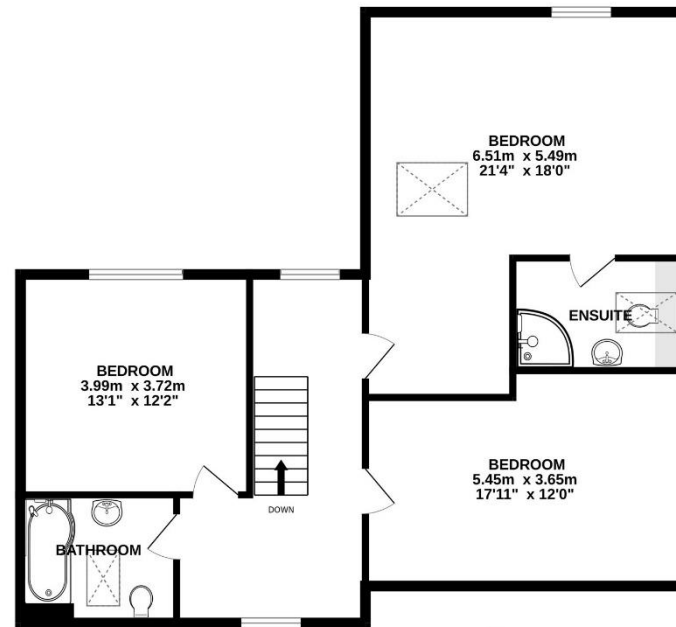




GROUND FLOOR
103.3 sq.m. (1112 sq.ft.) approx.



1ST FLOOR
86.8 sq.m. (934 sq.ft.) approx.



TOTAL FLOOR AREA : 190.1 sq.m. (2046 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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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.

05 May 2023