



Old Mill View, Ludwell

Asking Price: £315,000

Old Mill View, Shaftesbury, Dorset, SP7 9NL

- No Forward Chain
- Three Bedroom Detached Home
- Two Allocated Parking Spaces
- Pleasant Rural Views To The Rear
- Extended Via A Conservatory
- EPC: D

LOCATION

The beautiful village of Ludwell is tucked away in a sheltered valley and benefits from a prize winning Post Office and General Store, family butcher, pub, farm shop and an excellent Primary School. Further benefits include stunning countryside walks, riding, fishing and cycling.

The Saxon market town of Shaftesbury is located just 2 miles away and has an extensive variety of services to cater for many requirements including supermarkets, a hospital, doctors surgery, post office, green grocers and restaurants and an arts centre to name but a few.

The area has strong communication links with the A30 providing access to both the A350 leading to the coast and the A303 providing access to London and the South West. A mainline railway station serving London Waterloo is located in the nearby village of Tisbury and a regular bus service to Shaftesbury and Salisbury can be found in nearby Donhead St Mary.

DESCRIPTION

A spacious and well thought-out three bedroom home located within a popular village on the outskirts of Shaftesbury. The property is being sold with no onward chain.

With delightful countryside views from the rear of the house, 2 Old Mill View provides a wealth of living and entertaining space that includes an 'L' shaped kitchen diner that has been finished



with white high gloss floor and wall mounted storage cupboards, Metro tiled backsplash and an array of built-in appliances.

The main sitting room opens into the additional conservatory that has currently been utilised as a formal dining room. A cloakroom and useful boot porch complete the ground floor.

Upstairs features three sizable bedrooms with the principal room located to the rear of the house to enjoy the rural views. A three-piece family bathroom is also located on the first floor and boasts a shower over bath unit.





OUTSIDE

The house takes benefit from two allocated parking spaces adjacent to the home whilst also featuring wrap around front and rear gardens.

Separated over two levels the rear garden first enjoys a shingled seating area before stepping down to a well-kept lawn with a picket fence forming the boundary.

SERVICES

The property is warmed via an oil fired central heating system.

TENURE

Freehold.

COUNCIL TAX

Dorset Council Tax Band C.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

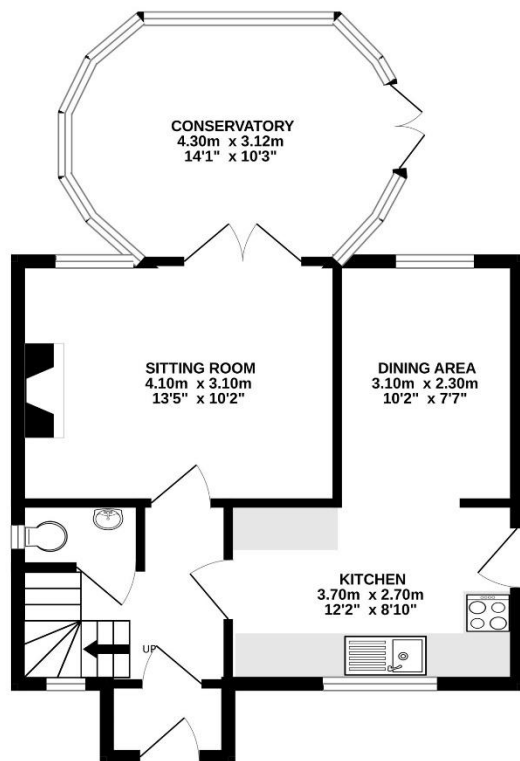
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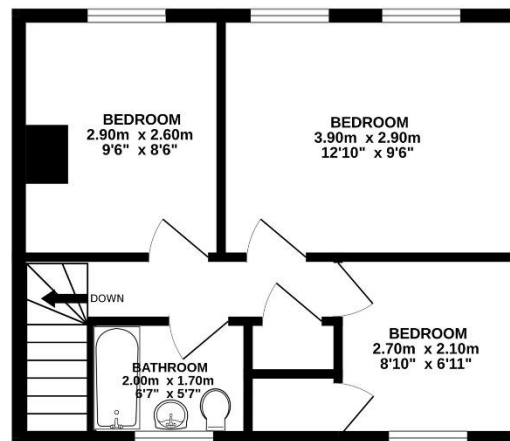
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GROUND FLOOR
47.2 sq.m. (508 sq.ft.) approx.



1ST FLOOR
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 81.5 sq.m. (878 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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19 June 2024