



Charlton, Shaftesbury

Asking Price: £650,000

## Charlton, Shaftesbury, Dorset, SP7 0EW

- No Forward Chain
- Extended To Incorporate A Triple Aspect Sitting Room
- Vaulted Ceilings With Additional Mezzanine Floor
- South Facing Garden
- Newly Installed Air Source Heat Pump, Full Rewire & Replumbed throughout
- Occupying A Plot Of 0.2 Acres
- EPC: E

### LOCATION

The village of Charlton is situated within the Cranborne Chase AONB and enjoys being located within a dark skies reserve whilst geographically lying within easy reach of Tisbury, with its independent shops and galleries and main line station to Waterloo (1hr 40 mins) and the South West, and the ancient hilltop town of Shaftesbury. The village is situated in an area of outstanding natural beauty offering enormous potential for walking, riding, and cycling, with the Chalke Valley a short drive away. Shaftesbury, a few minutes drive, has an excellent weekly produce market, hotels, restaurants, The Shaftesbury Arts Club and numerous other amenities. The A303 is 5 miles away giving fast access towards London and the South West. There is also a range of excellent primary and secondary schools locally.

### DESCRIPTION

Nestled in a popular rural hamlet on the outskirts of Shaftesbury is this charming four-bedroom cottage that has been sympathetically updated and extended by the current owners. The house further benefits by being sold with no forward chain.

### THE PROPERTY

Upon arriving at the home, you are first drawn to the delightful, timber clad extension of the property which houses a magnificent, triple aspect sitting room including sliding doors to the garden and an additional mezzanine floor which offers potential of a further office space or hobby area.



The extension to the home also allows for a dining area before then leading into the original stone structure whereby the characterful features remain to create an exciting combination of modern and period property sympathetically intertwined.

The kitchen has been moved from its original placing to now form an impressive 20'ft kitchen breakfast room that provides ample work surface and storage solutions in addition to built-in and free-standing appliances.

Further located on the ground floor are three of the bedrooms along with a modern family bathroom that is tiled in finish and incorporates a shower over bath unit. The conservatory completes the ground floor and is predominantly used as a utility space.

Upstairs the principal bedroom benefits from a bank of built in wardrobes and further shower room.





## OUTSIDE

A gated driveway first leads to a shingled driveway that provides plentiful off-road parking with a hardstanding providing the potential footings for a garage if desired, before opening to an attractive combination of lawn, established flower beds, a pond and multiple hedgerows create a secluded garden that takes full advantage of the Southerly facing aspect.

Positioned to the rear of the property is a useful greenhouse and further gated driveway with access from the bridleway.

## TENURE

Freehold.

## SERVICES

The property is warmed via an air source heat pump. Drainage is provided via a private septic tank.

## COUNCIL TAX

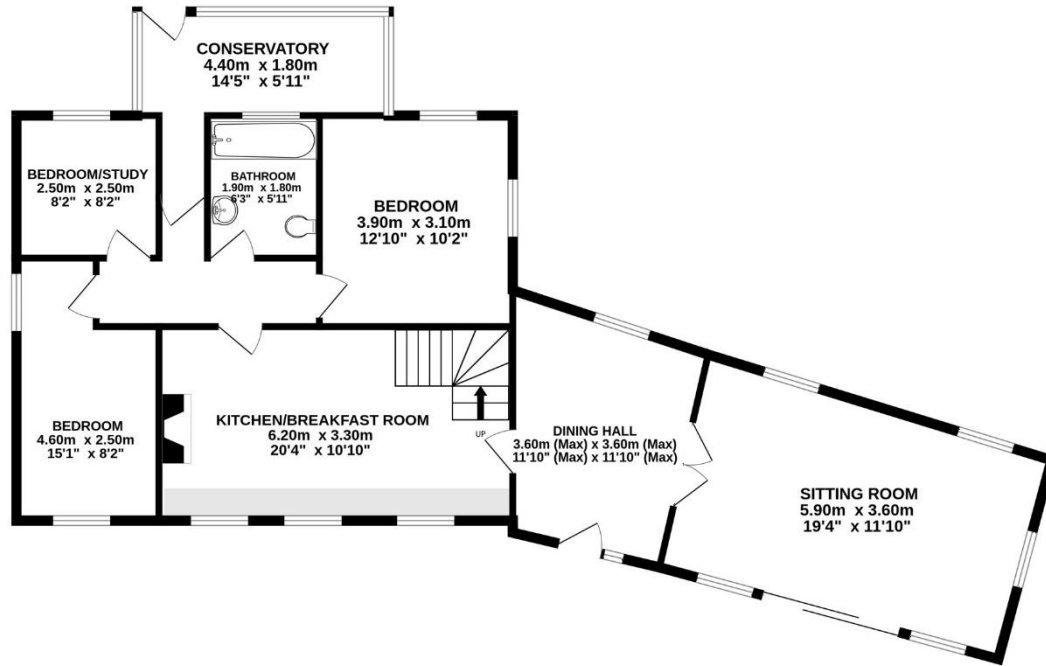
Wiltshire Council Tax Band E.

## VIEWINGS

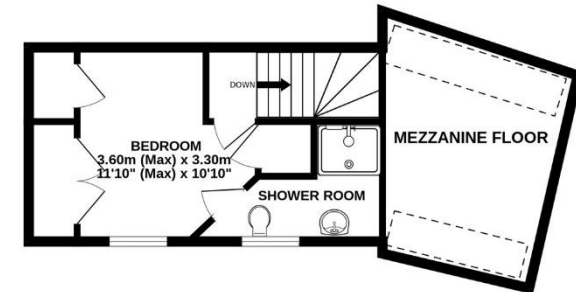
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**GROUND FLOOR**  
104.6 sq.m. (1126 sq.ft.) approx.



**1ST FLOOR**  
33.4 sq.m. (360 sq.ft.) approx.



**TOTAL FLOOR AREA : 138.0 sq.m. (1486 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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20 August 2024