



West Street, Fontmell Magna

Guide Price: £715,000

West Street, Fontmell Magna, Dorset, SP7 0PF

- **Substantial, Detached Four Bedroom Home**
- **Extended Ground Floor To Maximise Living Space**
- **Landscaped Garden Overlooking Fields & Further Countryside**
- **Driveway Parking With Car Port & Garage**
- **Highly Sought After Village With Amenities**
- **EPC: E**

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. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Claysmore, Sandroyd, Bryanston, and St Mary's amongst many others. There are also several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

THE PROPERTY

With accommodation laid traditionally over two floors, the property is entered via a welcoming hallway whereby the vaulted ceiling and mezzanine first floor landing catch the eye.

Offering a great sense of versatility, the ground floor accommodation has been extended to



include a dual aspect, front to back formal sitting room that also allows direct access into the garden.

The focal point of the home though is the spacious kitchen breakfast room, adorned in natural light whilst overlooking the garden and distant countryside. Additional ground floor rooms include a second reception/formal dining room, utility, cloakroom and study positioned from the kitchen.

Leading to the first floor, the central landing gives access to four well-proportioned bedrooms including two with built in storage and the principal room that benefits from an ensuite shower room. Completing the home is the family bathroom, a three piece suite with a shower over bath unit ideal for family living.





OUTSIDE

Front: A driveway provides plentiful off-road parking in addition to a car port, garage and covered porchway leading to the property itself.

The remainder of the front garden is laid to lawn, edged with a low-level stone wall and myriads of established shrubs and trees.

Rear: Enjoying a pleasant outlook over fields and the surrounding countryside, the rear garden makes for a wonderful family entertaining space by combining a patio, level lawn, array of flower beds, growing area and additional storage sheds.

TENURE

Freehold.

SERVICES

Mains water, drainage and electricity are connected. The property is warmed via an oil-fired central heating system.

COUNCIL TAX

Dorset Council Tax Band F.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

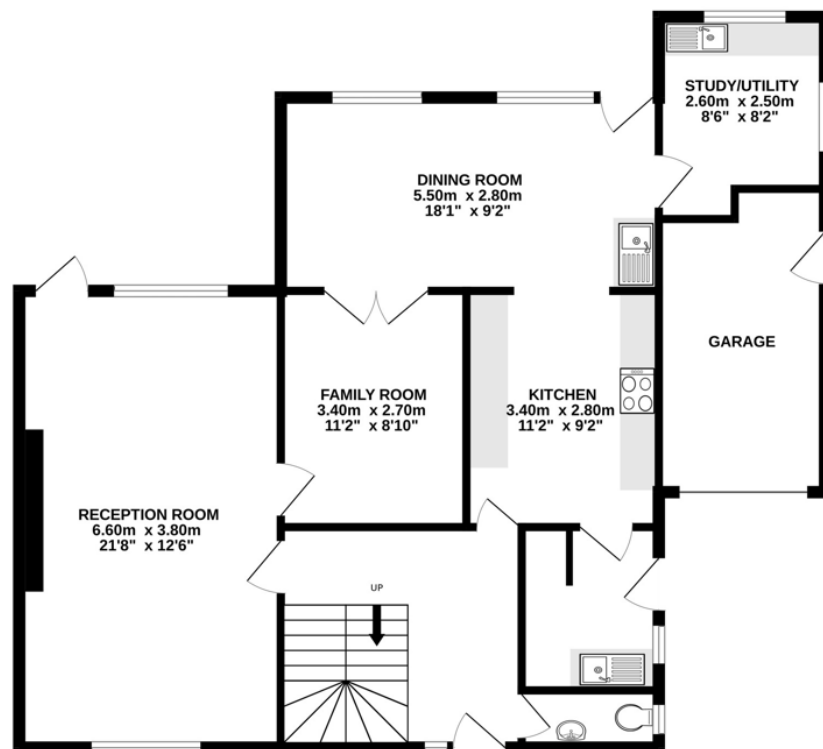
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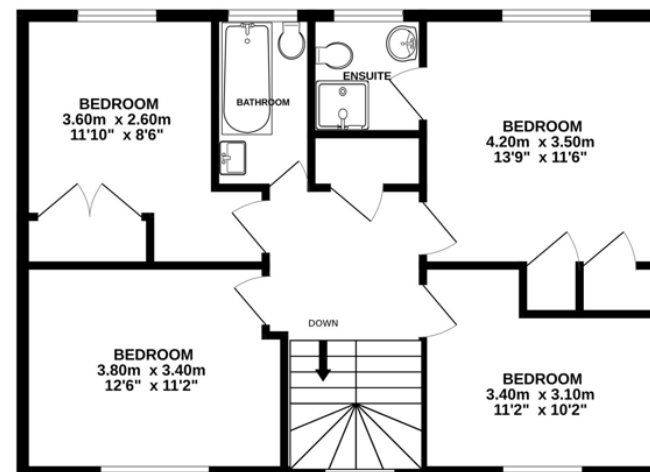
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GROUND FLOOR
93.1 sq.m. (1002 sq.ft.) approx.



1ST FLOOR
61.7 sq.m. (664 sq.ft.) approx.



TOTAL FLOOR AREA : 166.0 sq.m. (1787 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.
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