



Old Mill View, Ludwell

Asking Price £299,950

Old Mill View, Ludwell, Shaftesbury, Dorset, SP7 9NL

- No Forward Chain
- Recently Updated Throughout
- New High Quality Kitchen with Modern Units
- Brand New Carpets & Flooring Throughout
- Garage and Parking Space
- Rear Garden with Views
- Popular Village Location ·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.

THE PROPERTY

A recently updated three bedroom detached house situated in the sought-after village of Ludwell. The property is offered for sale with no forward chain, and enjoys fantastic rural views to the rear.



The property is entered into a front porch which opens into the spacious dining room. Adjacent the dining room is a modern kitchen with stylish fitted units and modern wood finish worktops, with a large fridge/freezer and stainless-steel sink. Through an inner hallway is the ground floor cloakroom and a door opening into the spacious sitting room, which has further doors opening into the large conservatory with an insulated roof which enjoys the fantastic views.

Upstairs, there are three bedrooms with a large bedroom to the rear of the property overlooking fields, and two further bedrooms to the front of the house. There is also a family bathroom fitted with a modern three piece-suite.





OUTSIDE

To the front of the property is a small garden, with a single parking space and the up and over door into the garage, and side access to the rear garden.

The rear garden is low maintenance, laid with gravel and patio, and is neighbouring a field with fantastic rural views.

SERVICES

Connected to mains water, drainage and electricity. The property is heated by way of oil-fired central heating.

TENURE

Freehold

COUNCIL TAX

Wiltshire Council Tax Band D

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

VIEWINGS

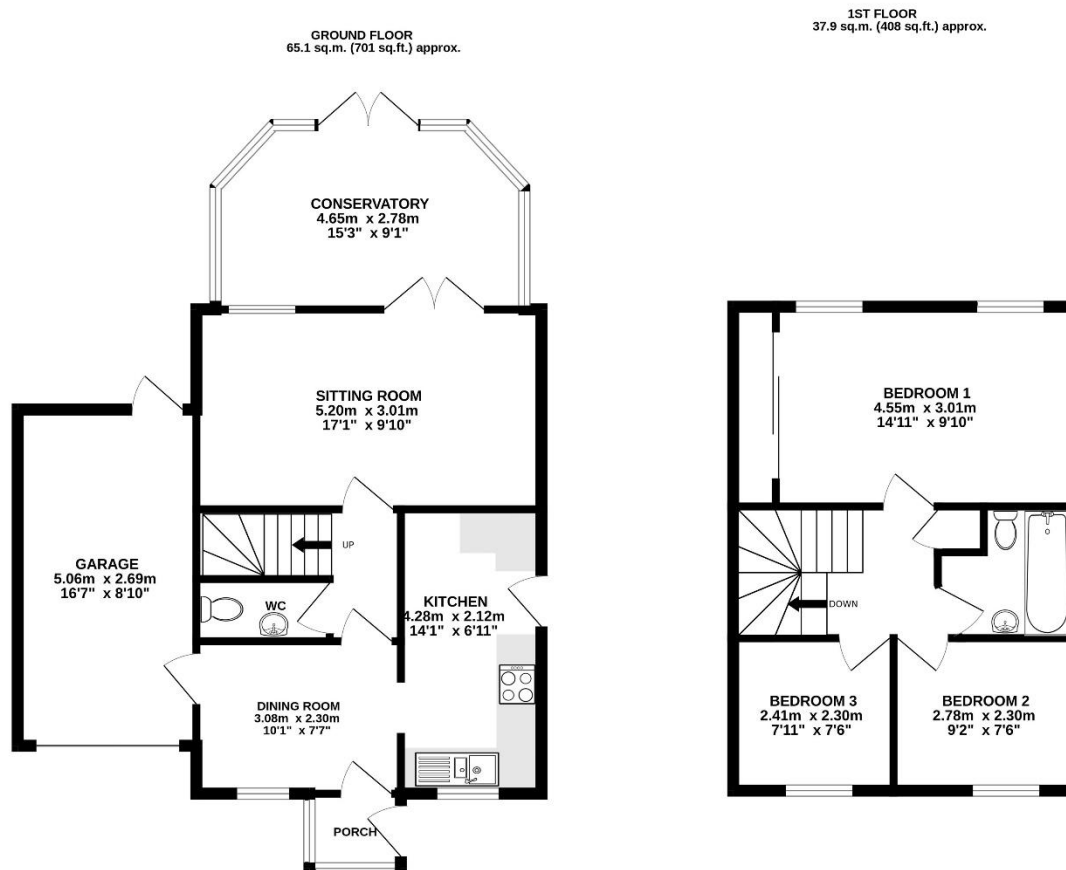
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TOTAL FLOOR AREA : 103.0 sq.m. (1109 sq.ft.) approx.

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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