



Kington Magna, Dorset

Offers In Excess Of: £700,000



## Kington Magna, Dorset, SP8 5EW

- **Substantial, Detached Home**
- **Two Reception Rooms With An Additional Study**
- **Kitchen Breakfast Room Leading To The Garden**
- **Attractive And Well-Tendered Garden**
- **Principal Bedroom With Ensuite & Walk-In-Wardrobe**
- **Picturesque Village Set Within Uninterrupted Countryside**   • **EPC: E**

### LOCATION

Kington Magna is a picturesque, community led, rural village surrounded by unspoilt countryside with views across the Blackmore Vale. There is an active village hall and 14th century parish church located within the village itself whilst the nearby villages of Buckhorn Weston, East & West Stour cater for an array of amenities including the popular public house 'The Stapleton Arms' and 'The Udder Farm Shop' to name a few. Further amenities including a Waitrose supermarket, doctor, dental and veterinary surgeries are found within the town of Gillingham (3 ½ miles) along with schooling options for all ages.

The market towns of Shaftesbury (7 miles) & Sherbourne (10 miles) offer vibrant high streets, an eclectic mix of independent shops and differing leisure facilities. Mainline rail connections are found within the towns of Gillingham and Castle Cray giving direct links to London within 2 hours.

### THE PROPERTY

This handsome detached home, constructed of stone façade, offers an abundance of flexible accommodation throughout to make for a most desirable family home. A spacious central hallway first gives access to either of the reception rooms whereby both rooms are complimented with fireplaces to provide additional warmth.



The main drawing room also further leads to a formal dining hall that enjoys a dual aspect to provide plentiful natural light throughout as well as a great flow to living accommodation. The kitchen breakfast room is positioned to the rear of home and spans 24'ft in length to create an ideal entertaining space with an abundance of work surface, storage and appliance options to make for a wonderfully versatile cooks' kitchen. Completing the ground floor is a further study and cloakroom facilities.

The expansive rooms and impressive sense of natural light continues upstairs with the principal bedroom being a quite superb room complete with an en-suite shower and additional walk-in wardrobe. Three further double bedrooms feature as does a modern family bathroom that comprises a roll top bath, separate walk-in shower and underfloor heating.







## OUTSIDE

**Front:** A gravelled driveway leads to the rear of the property whereby a detached garage provides storage or parking.

**Rear:** To the rear of the property is a charming, low maintenance area consisting of a walled courtyard garden with raised flower beds and pergola to make for a lovely outdoor seating and entertaining space.

A further patio area is located adjacent to the house with plentiful room for an outdoor dining set. Further potted plants and shrubbery provide a wealth of colour throughout the garden.

## TENURE

Freehold.

## SERVICES

Mains water and drainage are connected.

## COUNCIL TAX

Dorset Council Tax Band E.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

01747 213106

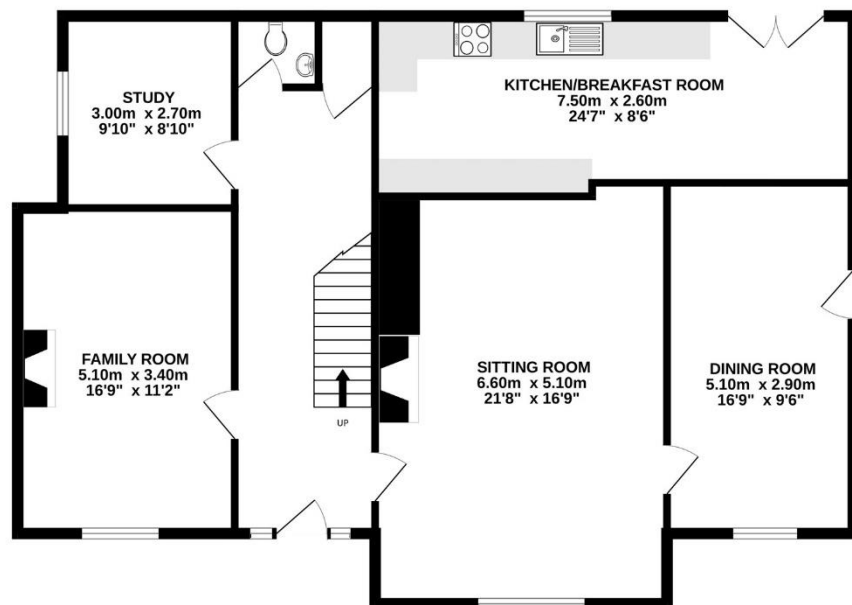
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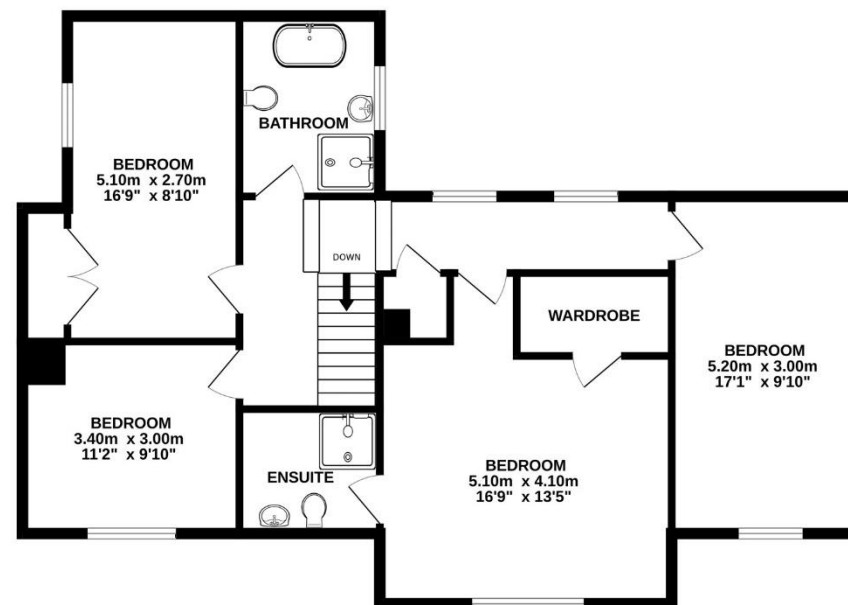




**GROUND FLOOR**  
106.3 sq.m. (1145 sq.ft.) approx.



**1ST FLOOR**  
87.4 sq.m. (940 sq.ft.) approx.



**TOTAL FLOOR AREA : 193.7 sq.m. (2085 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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**Important Notice**

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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