

Fantley Lane, Silton, Dorset



£745,000

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 High Street, Gillingham, Dorset SP8 4QT



Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or mis-statement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

FANTLEY is a delightful three bedroom detached period cottage built of local stone elevations under a tiled roof. Having been improved and enjoyed by the current owner the property is presented in good decorative order throughout and enjoys many character features including exposed stone walls, wooden latch doors and a stunning inglenook fireplace.

The cottage is located down a no through lane surrounded by farmland and open countryside with gated parking for several vehicles creating a wonderfully private and secure home. The spacious accommodation comprises of three good sized bedrooms, 18ft sitting room, dining room, 21ft kitchen breakfast room, two shower rooms and a sun room conservatory. The gardens have been beautifully maintained and enjoy a sunny aspect taking in countryside views.

This property must be viewed to be appreciated.

APPROACHED Via easy pull in from the lane through a five bar wooden gate onto a large brick paved driveway. A pathway leads to front door.

ENTRANCE VESTIBULE/BOOT ROOM (12' x 9') Attractive natural slate floor tiles, spotlight track, exposed stone wall, double glazed window, vaulted ceiling with Velux skylight, space and plumbing for an appliance, radiator, stable door to rear porch.

DINING ROOM (16'8 x 14'1) An impressive room of generous proportions, good ceiling height, oak floor boards, chimney breast with attractive fireplace and surround, inset wood burner with slate hearth creates a cosy focal point, dual aspect double glazed windows, radiator, stairs to first floor, under stair cupboard, part glazed door leads into:

KITCHEN BREAKFAST ROOM (20' x 9') Spacious well proportioned room with good ceiling height, well equipped and fitted with an extensive range of modern shaker style floor and wall cabinets with matching drawers and trim with stainless steel handles and contrasting roll edge work tops and counters, inset four ring gas hob with over head extractor hood, built in electric double oven and grill, glazed display cabinets, ceramic ivory tiled splash backs, double glazed window, inset sink and drainer unit, ample space for breakfast table and chairs, double width cupboard houses floor mounted oil boiler, tiled

flooring, radiator. Part glazed door leads into small inner hallway.

GROUND FLOOR SHOWER ROOM: Modern white suite comprising of low level wc, porcelain wash hand basin atop medicine cabinet, walk in shower enclosure with chrome fittings, fully tiled, extractor fan, frosted double glazed window.

GROUND FLOOR BEDROOM THREE (14' x 7') A nice sized double bedroom with dual aspect UPVC double glazed windows, loft hatch, radiator. It could also serve as a study or craft room.

SITTING ROOM (18'1 x 14'2) Fabulous family room being of excellent proportions with good ceiling height. The main feature of the room is an impressive inglenook fireplace with Bressumer beam, raised flagstone hearth, inset wood burning stove and bread oven, double glazed bay window with window seat enjoys a pleasant outlook over the beautiful cottage garden. TV point, radiators, ample power point, glazed door into inner hallway, door leads out to:

SUN ROOM CONSERVATORY (13' x 12') An attractive and useful recent addition of UPVC construction with a pitched glazed roof enjoying panoramic views over the cottage garden, electric roof windows, tiled floor, sliding door open up onto the rear garden.

LANDING: Stairs rise from ground floor with wooden rail to bright and airy landing with UPVC double glazed window enjoying views over neighbouring countryside. Doors to further rooms.

MASTER BEDROOM (16'1 x 14'4) An impressive room of excellent proportions with good ceiling height, bright and airy, dual aspect UPVC double glazed windows enjoying countryside views over neighbouring countryside, radiators, TV point, built in twin double wardrobes.

BEDROOM TWO (14'2 x 11') Another good sized double bedroom with dual aspect UPVC double glazed windows providing countryside views, built in wardrobes and linen cupboard, TV point, radiator.

SHOWER ROOM: Modern white suite comprising of a low level wc, walk in glazed double shower enclosure with wall mounted chrome shower fittings, wash hand basin, heated chrome towel rail, tiled floor and walls, double glazed window, inset spot lights, extractor fan.

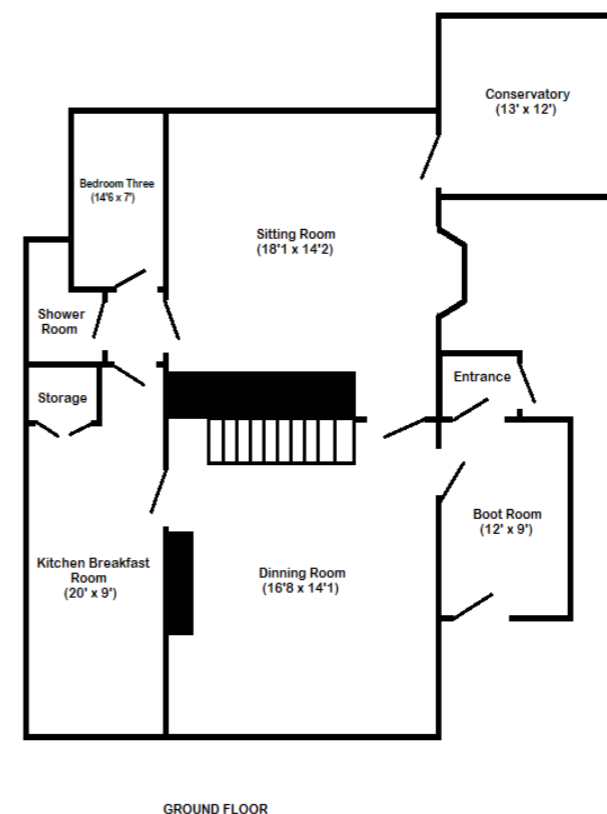
OUTSIDE: Block paved driveway providing ample parking for up to four vehicles and leads to large detached double garage. The gardens are a delightful and attractive feature extending to approximately 1/3 of an acre having been beautifully maintained and landscaped by the current owner, laid predominantly to large areas of lawn edged and interspersed with well stocked flower beds and shrub borders, ample mature fruit trees and established hedging. An area of flagstone paved sun terrace creates an attractive area positioned close to the cottage ideal for eating outside, useful timber shed and separate summer house.

DOUBLE GARAGE (19'2 x 15'2) Is of concrete construction with a pitched tiled roof, double doors to the front. The garage has been

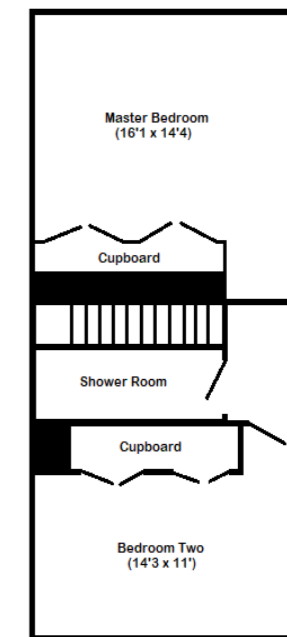
partially converted into a studio being fully lined and insulated with light, power and UPVC double glazed window providing countryside views, wooden door into garden.

SERVICES: Oil, electric, water, telephone, private drainage.

TENURE: Freehold
COUNCIL TAX: F
EPC: E



GROUND FLOOR



FIRST FLOOR