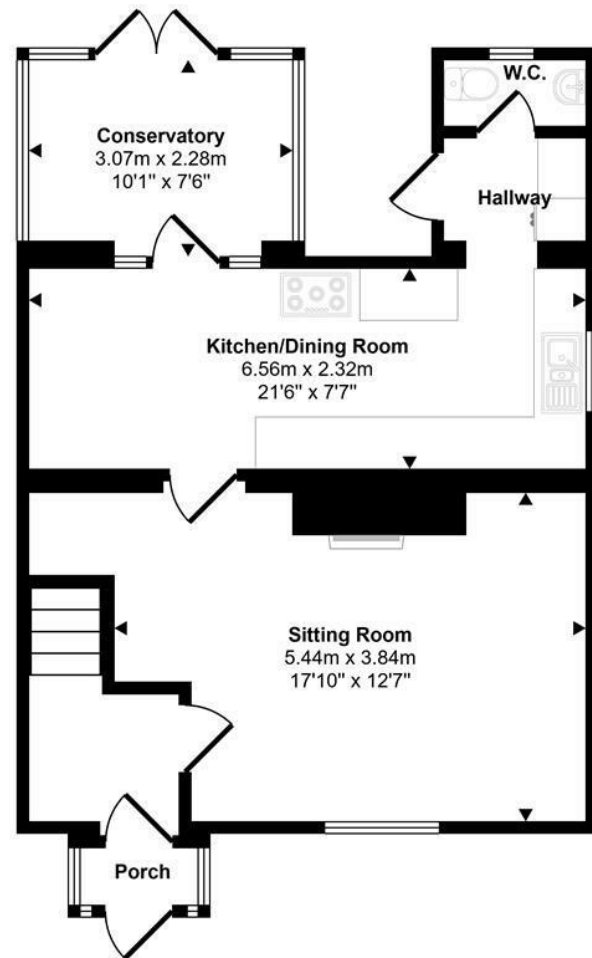


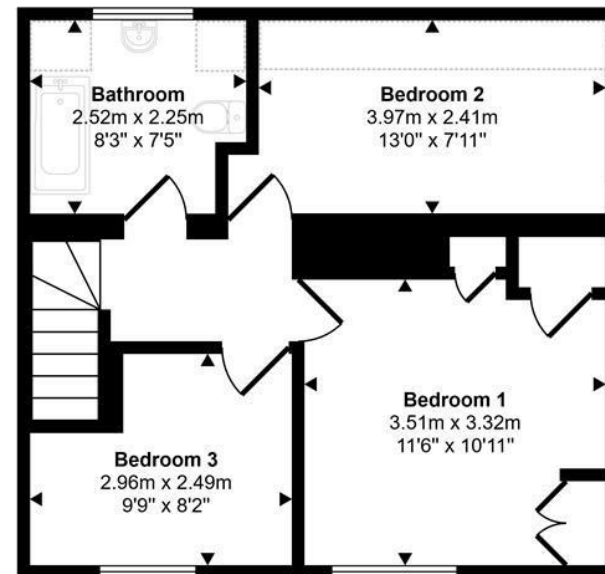
Approx Gross Internal Area  
98 sq m / 1051 sq ft



Ground Floor  
Approx 56 sq m / 600 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 42 sq m / 451 sq ft



## Shaftesbury Road East Knoyle

Guide Price  
£340,000

Character-Filled Cottage in Friendly Village – Ideal Home or Weekend Retreat – No Onward Chain

Full of charm and history, this semi-detached cottage dating back to the 1830s/40s is a rare gem. Lovingly maintained for over 22 years, it blends period character with everyday comfort—perfect as a full-time home or an idyllic weekend retreat. It was completely renovated twenty two years ago, with new wiring and plumbing installed, and is offered with no onward chain, ready for you to move straight in.

Inside, you'll find exposed brickwork, original beams, and a welcoming fireplace with a wood-burning stove. The layout flows beautifully into a cosy sitting room, a bright conservatory, three spacious bedrooms, a utility area, cloakroom, and plenty of practical storage.

Recent improvements include a new oil-fired boiler with a fully serviced central heating system, as well as an upgraded electrical installation with a new breaker panel and main feed, installed in compliance with current regulations and fully circuit tested.

Step outside to enjoy a low-maintenance garden, private garage, and off-street parking.

Located in a highly sought-after village just minutes from Shaftesbury, this home enjoys the best of both worlds—peaceful rural living with excellent road links nearby. The village itself has a strong sense of community, with a shop, church, and pub all within easy reach.

A character property with soul and convenience—this is your chance to own a slice of charm on the Wiltshire/Dorset border.

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High Street  
Gillingham  
Dorset  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a useful porch where a further door opens into an inviting entrance hall with stairs rising to the first floor and a latch door into the sitting room. There are exposed brick walls with timber batons that add character to the entrance. The spacious sitting room overlooks the frontage and has exposed ceiling beams and a large brick fireplace with a timber mantelpiece and a wood burner.

A latch door opens into the combined kitchen and dining room. It is fitted with a range of floor cupboards with drawers and open ended shelves and eye level cupboards. You will find a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer. There is space for an under counter fridge. From the dining area, double doors open into the conservatory, which enjoys an outlook over the rear garden. In the rear lobby there is a tall storage

cupboard plumbing for a washing machine with space above for a tumble dryer. A door opens to the cloakroom.

##### First Floor

On this floor you will find three bedrooms, two are double sized and there is a generously sized single bedroom. There is also a spacious and bright bathroom that is fitted with a bath an electric shower above, a pedestal wash hand basin and a WC.

#### Outside

##### Garage and Parking

These are both located in Leigh Lane and are behind the property. There is a garage and shed with electric sockets and light, plus parking for one car in front of the garage.

##### Garden

To the rear of the cottage there is a manageable garden that is mostly laid to lawn and bordered by beds that are planted with a variety of shrubs and flowers. It is fully enclosed.

### Useful Information

Energy Efficiency Rating D

Council Tax Band D

uPVC Double Glazing

Oil Fired Central Heating from the

Stanley range, which also does the hot water and cooking.

Mains Drainage

Freehold

No Onward Chain

### Location and Directions

The cottage is located in the desirable village of East Knoyle -famous for being the birthplace of Sir Christopher Wren, offers good local facilities including a village shop/post office, public house and church. The village is within easy reach of the A303 with its links to London and the West Country. Close by are the towns of Shaftesbury and Gillingham which have a good range of further facilities including mainline train station at Gillingham.

Postcode - SP3 6AR

What3words -universal.decanter.bloom

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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 measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.