

ELLERTON, GREEN LANE, ASHMORE, DORSET, SP5 5AQ



 Myddelton & Major.

We are proud to present

ELLERTON

GREEN LANE, ASHMORE, DORSET, SP5 5AQ

A beautifully positioned village house, set within attractive gardens together with an adjoining 4.2 acre paddock and orchard.

- Detached village house of 2,231 sq ft
- Exceptional far-reaching rural views over surrounding countryside
 - Front and rear gardens.
 - Adjoining paddock of c. 4 acres.
 - Separate orchard of about 0.3 acres.
 - In all about 4.8 acres
- Potential to extend into the garage under permitted development rights*
 - Freehold sale





ELLERTON

Ellerton lies down a no-through road on the southeastern outskirts of the village, surrounded by some beautiful views of the rolling countryside. What sets this property apart from so many others is the adjoining land, offering an incoming buyer the chance to create a small-holding or to enjoy the land for light equestrian or amenity use.

There is a lovely flow of rooms on the ground floor, with a substantial dual aspect sitting room with wood burner and access out to the conservatory, which itself enjoys beautiful views over the garden and land beyond. French doors open out to a small terrace to the side of the house.

The kitchen is fitted with traditional shaker-style units, an electric range and adjoins the dining/breakfast room which overlooks the rear gardens; sliding glass doors provide direct access to the garden as well. This interconnects with the utility/boot room to one side, with access to both the garden and the integral double garage. There is a downstairs WC off the inner hall.

Upstairs, there are four bedrooms, one with an ensuite shower room, and a separate family bathroom. The larger bedroom is fitted with large built-in wardrobes. There is also a study or smaller fifth bedroom if one required.











GARDEN & LAND

The entrance to Ellerton is set back from the road, off a private track, into a gravelled parking area at the front of the house with an integral double garage. There is a lovely area of lawn with deep herbaceous borders to the front and enclosed with traditional Dorset style timber picket fencing. The whole garden extends to about 0.24 acres.

The rear garden is also laid to lawn, with some mature apple trees, a greenhouse and shed, with stunning views across the paddock to the rear. A pedestrian gate links the garden with the paddock.

The paddock extends to c. 4.2 acres, with vehicular access from a track to the side of the house. An orchard of about 0.3 acres lies just to one side, planted with a variety of fruit trees, mainly apple, offering an open area of amenity beyond the private rear garden. Please see the land plan for further detail.

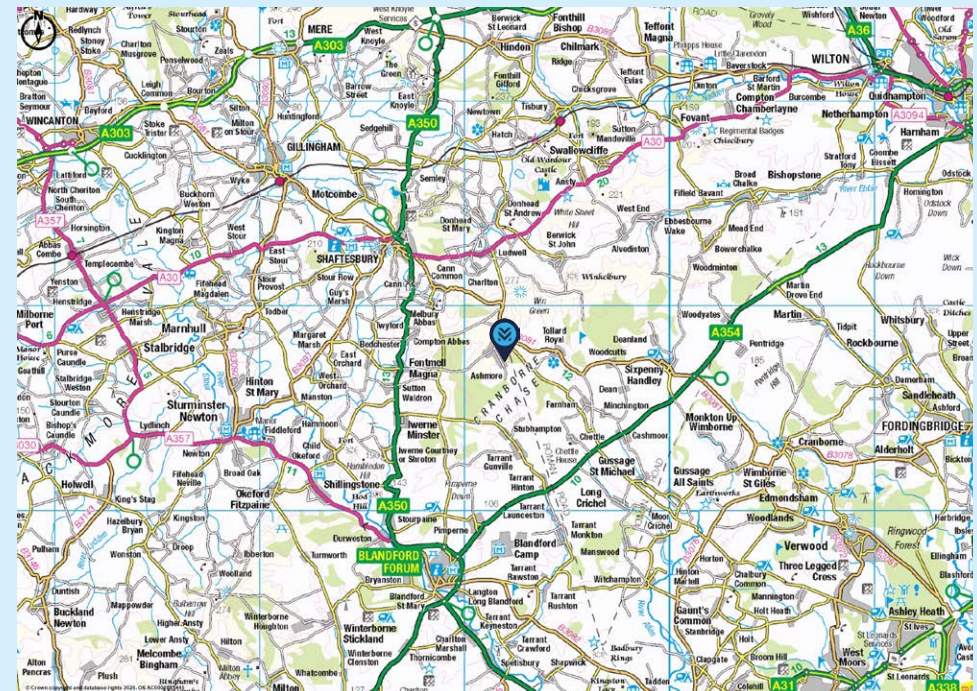
A further area of c. 6 acres adjoins the paddock and is available by separate negotiation.

Orchard



LOCATION & AMENITIES

Set within the picturesque village of Ashmore, Ellerton enjoys an enviable position on Green Lane, a no-through road, surrounded by the rolling countryside of the Cranborne Chase. Reputed to be Dorset's highest village, Ashmore is celebrated for its charming village pond, period cottages and peaceful rural atmosphere, offering a quintessential English country lifestyle while remaining well connected to nearby market towns such as Shaftesbury and Blandford Forum, and their respective amenities. The area is known for its open green spaces and strong sense of community, making it particularly appealing for families, downsizers and those seeking a quieter pace of life.



Despite its tranquil setting, the property is well placed for access to the nearby towns of Shaftesbury and Salisbury, both offering an excellent range of shops, restaurants, schools and leisure facilities. Mainline rail services from nearby Tisbury Railway Station provide direct links to London Waterloo, while the A303 offers convenient road connections to the South West and the capital.

Locally, residents benefit from excellent countryside walks, riding routes and easy access to the Jurassic Coast, combining rural charm with practical convenience.

ADDITIONAL INFORMATION

Directions : Postcode SP5 5AQ
What3Words: ///birthdays.inhabited.frog

Services : Mains electricity and water. Private drainage (septic tank). Oil-fired central heating. Fibre broadband. There is a wood-burner in the sitting room.

Council Tax : Band F

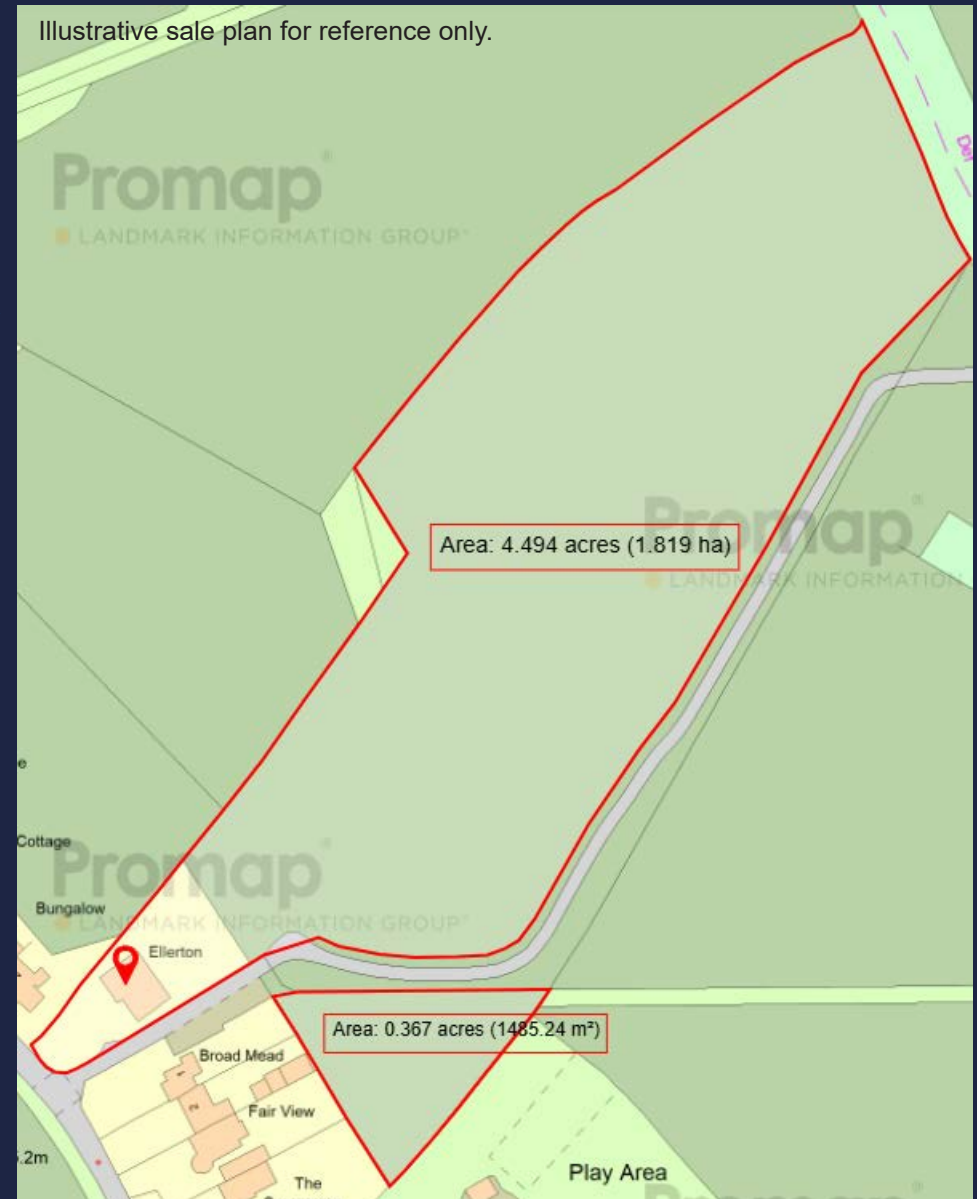
EPC Rating : D

Fixtures and Fittings : Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

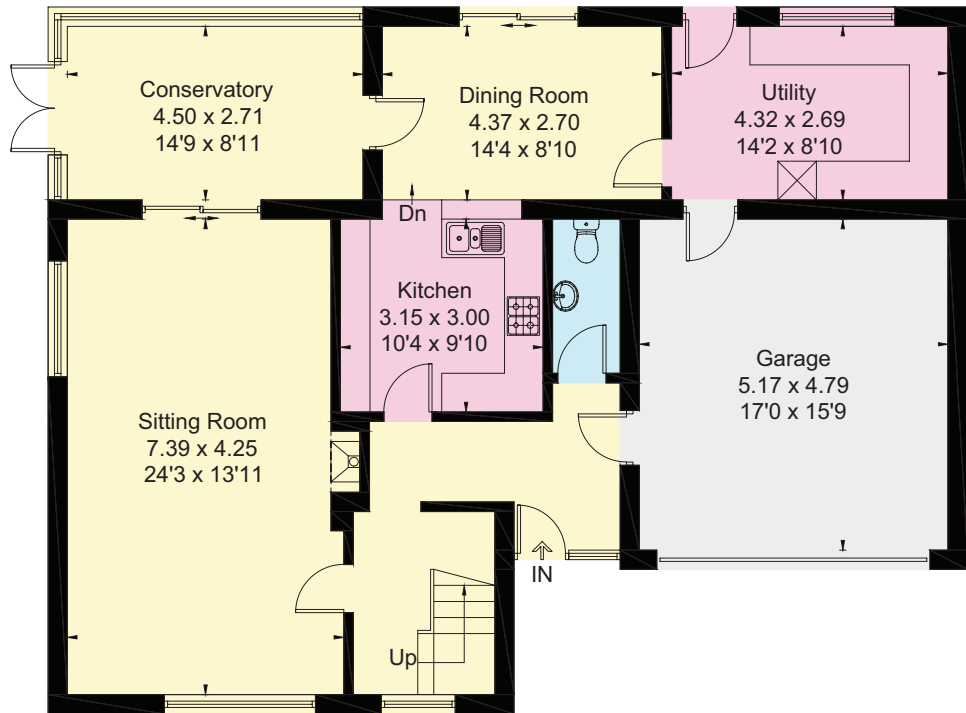
Viewings : Strictly by appointment with the sole selling agents Myddelton & Major.

Agent's Note : The property is owned on multiple titles and there will need to be separate sale contracts. There is a public footpath from Green Lane along a track to the side of Ellerton, running down along the side of the orchard.

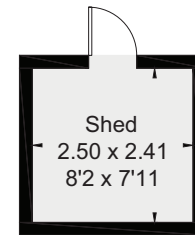
* Please note that the Seller has explored the opportunity to reconfigure the house under permitted development rights and plans are available.



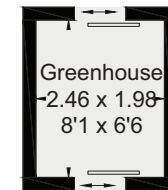
Approximate Floor Area = 207.3 sq m / 2231 sq ft
 Greenhouse = 4.9 sq m / 53 sq ft
 Total = 212.2 sq m / 2284 sq ft (Including Garage / Excluding Shed)



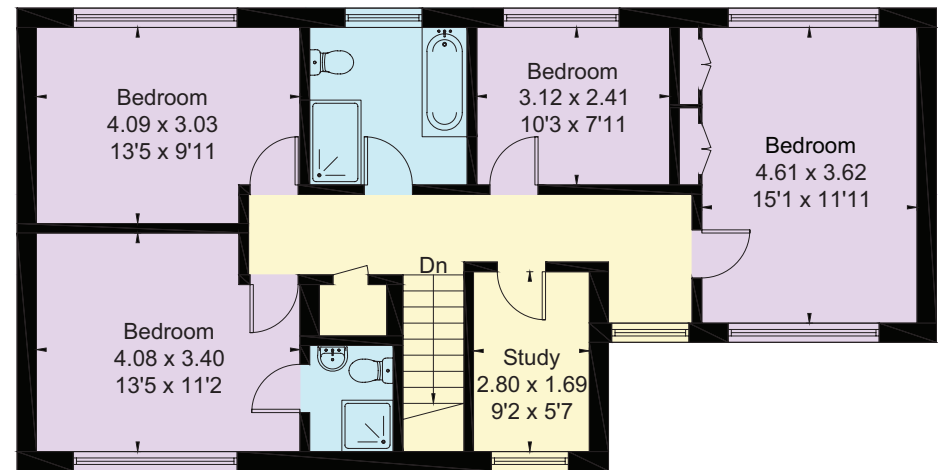
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor



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