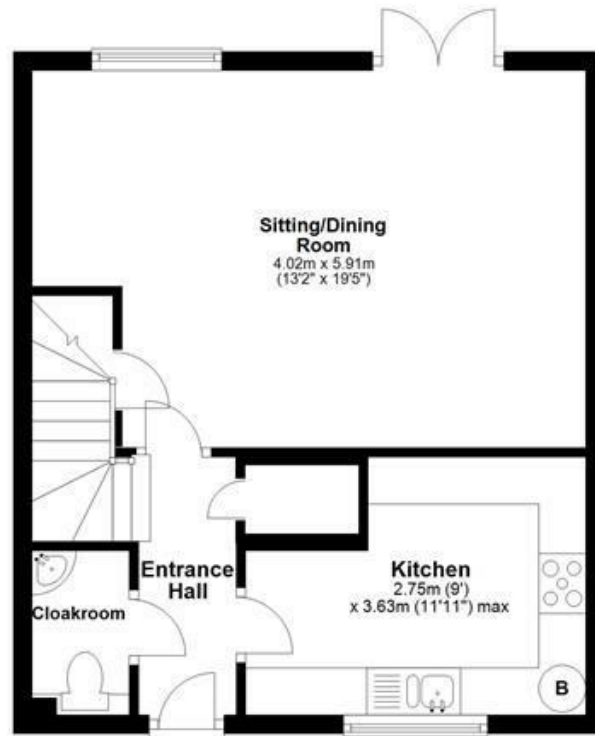
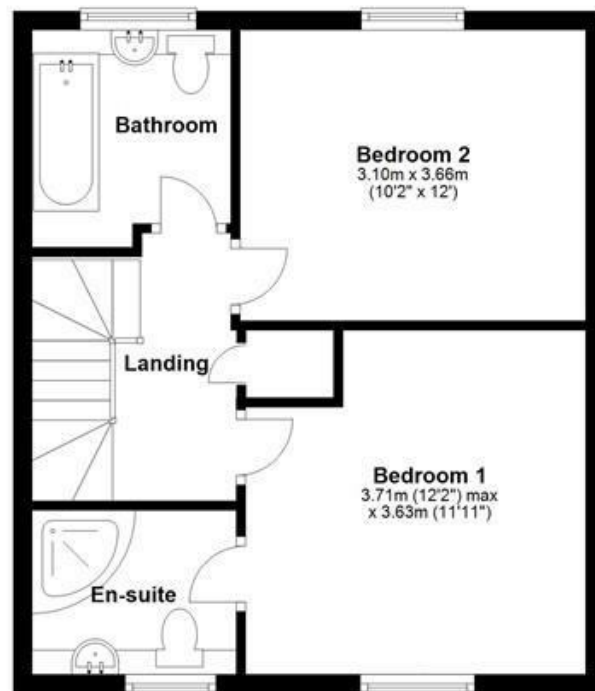


**Ground Floor**  
Approx. 40.6 sq. metres (437.1 sq. feet)



**First Floor**  
Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 81.1 sq. metres (873.2 sq. feet)

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			97
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Hambledon Row  
Shillingstone

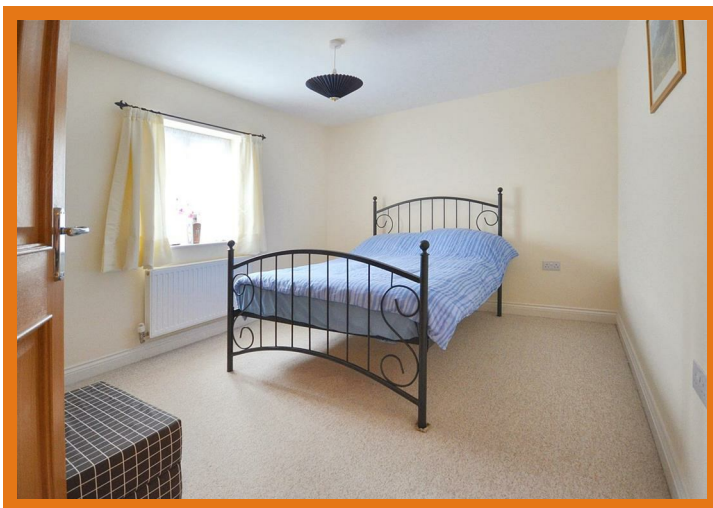
Guide Price  
£300,000

A charming and characterful end-of-terrace cottage with an attractive thatched roof, situated within the highly sought-after Dorset village of Shillingstone. Enjoying a peaceful position with delightful views towards Hambledon Hill, this beautifully presented home offers a wonderful blend of traditional appeal and modern comfort.

The cottage immediately captures attention with its classic façade and thatched storm canopy, setting the tone for the warmth and character found within. Inside, the accommodation is well balanced and thoughtfully arranged, providing two generous double bedrooms, the main with its own en-suite, alongside a spacious sitting/dining room that forms the heart of the home. The addition of a downstairs WC, excellent built-in storage and a well-equipped modern kitchen ensures the property is both practical and comfortable for everyday living.

Externally, the enclosed rear garden provides a manageable yet inviting outdoor space, while the garage to the rear adds further convenience. The setting is particularly appealing, with countryside walks quite literally on the doorstep. Hambledon Hill offers far-reaching panoramic views and scenic walking routes, while the nearby North Dorset Trailway provides excellent opportunities for walking and cycling.

Shillingstone itself is a thriving and friendly village with a strong sense of community, benefitting from a village shop, public house and easy access to surrounding towns. This is an ideal home for those seeking village life combined with countryside surroundings, whether as a full-time residence, downsizing opportunity or charming retreat.



#### Accommodation

##### Inside

The property is approached via a pedestrian pathway running in front of the terrace, leading to a charming thatched storm canopy which shelters the front door and enhances the cottage-style appeal. Inside, the entrance hall includes a useful built-in storage cupboard fitted with automatic lighting and a hanging rail, a practical and well-considered feature. There is also a downstairs WC, adding convenience for guests and day-to-day living.

The sitting/dining room is a particularly good size, providing flexible space for both relaxation and formal dining. Double doors open directly onto the garden, allowing natural light to flood the room and creating an excellent connection between indoor and outdoor living.

The modern kitchen is fitted with a generous range of units and wood-effect work surfaces complemented by a tiled splashback. Integrated appliances include an electric oven, five-burner gas hob with extractor hood, dishwasher, washer/dryer, fridge and freezer. Under-cabinet lighting and tiled flooring complete the space, making it both practical and stylish.

Upstairs, there are two generous double bedrooms. The main bedroom benefits from its own en-suite shower room, while the second bedroom is served by a separate family bathroom. Both bedrooms are well proportioned and enjoy a pleasant outlook.

##### Outside

The rear garden is fully enclosed and thoughtfully arranged to provide a manageable yet attractive outdoor space. A paved seating area offers the perfect spot for al fresco dining, leading onto a lawn bordered by flower beds that add colour and interest throughout the seasons. The garden also includes a useful shed for additional storage.

To the rear of the property is a garage with light and power, providing secure parking or further storage, enhancing the practicality of the home.

##### Useful Information

Energy Efficiency Rating C  
Council Tax Band C  
Double Glazing Throughout  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

##### Location and Directions

Shillingstone is a popular and well-connected Dorset village, set amid attractive countryside with an excellent community feel. The village offers everyday amenities including a village shop and public house, while a wider range of facilities can be found in nearby Sturminster Newton and Blandford Forum.

The area is particularly well regarded for its surrounding countryside and walking routes, with the Hambleton Hills close by providing superb scenic walks and far-reaching views across the Blackmore Vale. The North Dorset Trailway is also easily accessible, offering a traffic-free route for walking and cycling through beautiful rural landscapes.

Despite its peaceful setting, Shillingstone is well placed for access to the A350/A357 and onward routes, making it a convenient base for commuting and for exploring the wider Dorset area.

Postcode - DT11 0TY

What3words - chat.rejoins.snowmen

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.