





Michaelmas Cottage, Water Street, Berwick St. John, Shaftesbury, Dorset, SP7 0HS

What 3 Words: //learns.trees.untruth



Key Features

- A Perfect Countryside Cottage
- Envable Position Within The Village
- Three Bedrooms & Two Bathrooms
- Bursting with Charm & Character Throughout
- Vibrant Colourful Private Garden
- Off Road Parking For A Small Car & Garage
- No Onward Chain

Tenure: Freehold | **EPC Rating:** E | **Council Tax Band:** C

Services: Mains water, electricity and drainage are connected. The property is heated via an oil fired central heating system as well as an open fireplace in the sitting room.

Location

Berwick St John is a charming village mainly consisting of characterful cottages surrounded by Wilshire's finest undulating countryside. It forms part of the Cranborne Chase and West Wiltshire Downs National Landscape and is a particularly peaceful village with little in the way of traffic as well as offering the Church of St. John, a typically English Pub in the form of The Talbot Inn and a well-used Village Hall. Along with Rushmore Golf Club, a short drive away, also with a restaurant. Nearby Shaftesbury offers a wide range of amenities that include two supermarkets, a hospital, doctor's surgery, post office, dentist, opticians and much more. In addition to this, Shaftesbury has a public swimming pool, art centre and a comprehensive set of recreational clubs. The town itself provides an excellent range of shops, café's, restaurants, pubs and a sought after hotel. The village benefits from strong communication links with the A303 not far away, giving access to London via the M3. The nearby village of Tisbury has a mainline railway station with a direct line to London Waterloo and the South West.

Inside the Home

Welcome to the utterly charming, Michaelmas Cottage. Located within the exceptional village of Berwick St. John, this home will suit all manner of purchasers. Offering over 1000 sq ft of internal accommodation space laid out over two floors, this gem of a Cottage has been carefully maintained and loved by the current owner.

Briefly, comprising of an entrance porch, sitting room with an open fireplace, dining room with access to the private courtyard, kitchen, downstairs shower room and WC, three bedrooms and a further family bathroom.

Outside

Externally, the cottage's overall charm and attractiveness continues in abundance. To the front is an off road parking space for a small car as well as access to the garage that benefits from power, lighting and an up and over door. Off the dining room is a private, calming courtyard with steps leading up to the garden. The garden can also be accessed from the first floor where an elevated seated area is present. Further steps lead to the garden which is of a mature nature bursting with colour, life and interesting planting.

At the very rear of the garden is a Summer House/Studio with power and lighting. The garden presents a simply beautiful view over the house to the rolling fields beyond which can be enjoyed throughout the seasons.

Shall We Book You in For a Viewing?

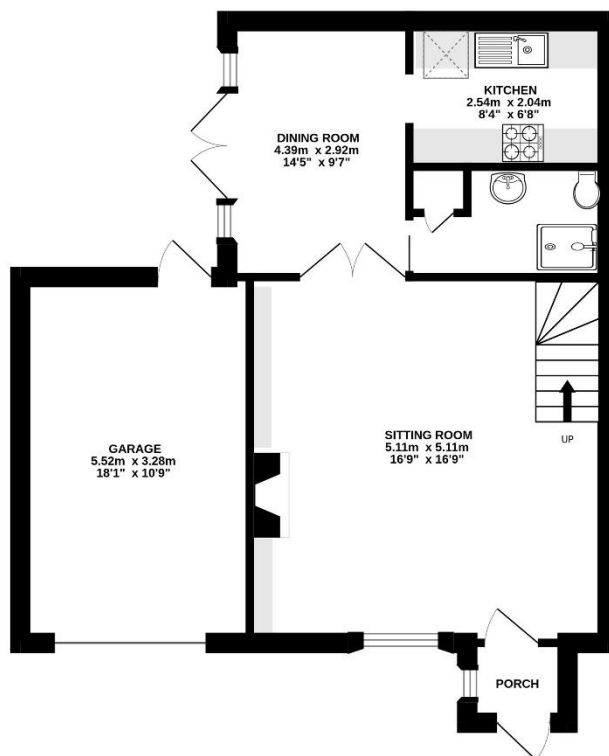
Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106
High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359
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GROUND FLOOR
64.7 sq.m. (696 sq.ft.) approx.

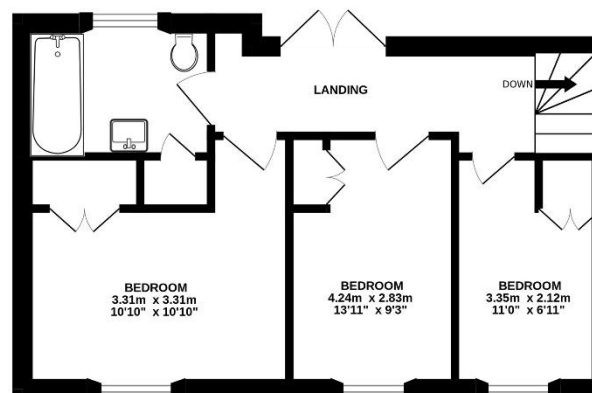


1ST FLOOR
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 106.2 sq.m. (1144 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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11 August 2026