





Bennetts Cottage, Leigh Lane , East Knoyle, Wiltshire, SP3 6AP

What 3 Words: ///plus.data.transmits



Key Features

- Gorgeous Detached Modern Cottage Located In Sought After Village
- Three Bedrooms & Two Bathrooms
- High Quality Open Plan Kitchen / Dining Space
- Beautifully Presented & Appointed Village Home
- Triple Aspect Sitting Room With Wood Burning Stove
- Potential Lock Up & Leave
- Ample Driveway Parking
- Manageable Low Maintenance Garden
- NHBC Guarantee Remaining

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

Services: This property is connected to mains water, drainage and electricity. Underfloor heating on the ground floors is present, with radiators on the first floor, both of which are supplied by LPG. Electric underfloor heating is present in family bathroom and en suite.

Location

The beautiful and typically English Village of East Knoyle is located on the Wiltshire/Dorset border with its surrounding area well known for its natural beauty and undulating countryside, yet is still extremely accessible, as the A303 is about two miles north of the village and provides access to the national motorway systems and airports via the M3 and access to the coast via the A350.

East Knoyle, the birthplace of one of England's best known historical architects Sir Christopher Wren also offers a range of amenities in the form of a well thought of public house The Fox & Hounds, the Church of St. Mary, community shop and post office as well as variety of clubs including a drama club and wine society. There are also a number of footpaths within the village to be enjoyed throughout the seasons. The area is also very popular because of the excellent selection of schools at all levels.

Inside the Home

Welcome to the stunning, Bennetts Cottage. Located within the prime village of East Knoyle on the Wiltshire/Dorset boarder, this recently constructed home could be the one you have been waiting for. Intelligently laid out over two floors with modern contemporary living spaces and high-quality fixtures and fittings everywhere, this gorgeous home has it all.

Downstairs comprises an entrance hall, WC, triple aspect sitting room, utility, and a gorgeous high specification kitchen with ample dining space overlooking the garden. To the first floor via the oak staircase are three excellent sized bedrooms including a spacious main room with en suite facilities as well as a main bathroom.

Outside Space

A shared gravel driveway leads to the private parking area which provides ample space for two vehicles. The garden is a south facing tranquil space that is boarded with mature hedging offering total privacy. A perfectly sized sun terrace is present off the dining area giving an ideal space to entertain in the warmer months.

The garden is mainly laid to lawn and a useful path leads around the property offering access to the front and rear doors.

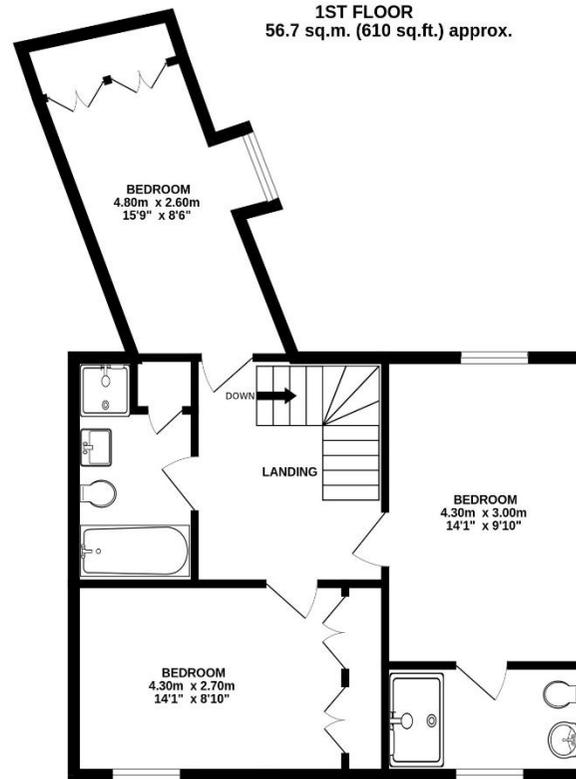
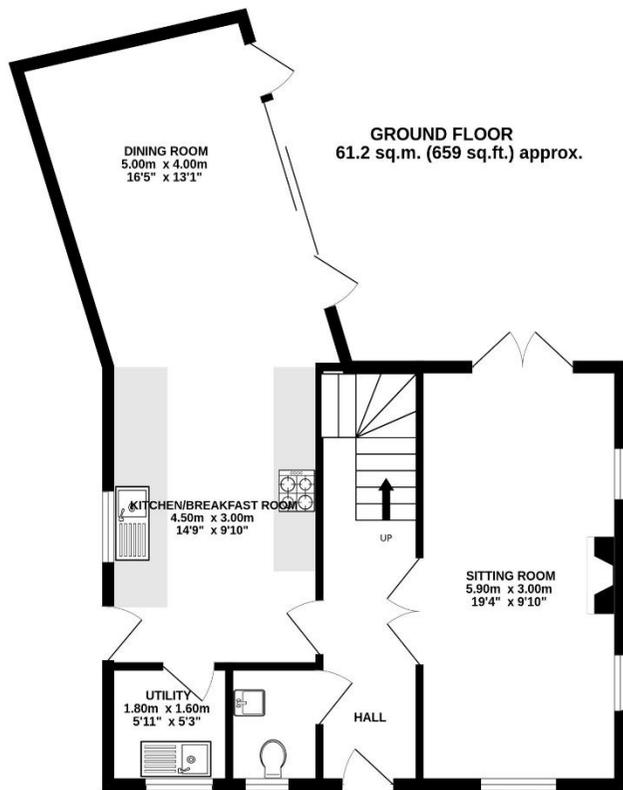
Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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TOTAL FLOOR AREA : 125.3 sq.m. (1349 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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10 March 2026