

Symonds
& Sampson



2 Church Close
Fontmell Magna, Shaftesbury, Dorset

2 Church Close

Fontmell Magna
Shaftesbury
Dorset SP7 0NX

A recently renovated detached bungalow of non-standard construction in a peaceful cul-de-sac in the middle of this popular village.



- Detached bungalow in quiet cul-de-sac location
 - Front and rear gardens
 - Stream to the rear
 - 3 bedrooms
- Non-standard construction. Cash buyers only
 - Lovely sought after village
 - No onward chain

Guide Price **£229,950**

Freehold

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THE PROPERTY

2 Church Close is a detached woolaway bungalow built in 1967/8 under an interlocking concrete tiled roof. The dwelling has undergone a recent programme of redecoration to include new carpets throughout, new kitchen and wet room. The bungalow faces south and as such the main sitting room is light and bright and the garden to the rear with the chalk stream trickling by is a real feature. Church Close which is a peaceful cul-de-sac of only 5 dwellings is a stone's throw from the village church, pub and shop.

ACCOMMODATION

See floor plan

OUTSIDE

The property is approached from Church Close via a path to the front door. There are front and rear gardens with the front garden being laid to lawn. Wooden gates at either side of the dwelling give access to the back garden which has flower beds and borders along with a shed. Steps from the lawn lead down to a sunken platform which sits adjacent to the stream and makes for an ideal spot for al-fresco dining and entertaining. The is ample on street parking in the cul-de-sac along with a single garage within a block of four.

SITUATION

Fontmell Magna is a picturesque village comprising predominantly period properties. It has a lively and active community and excellent local facilities including village hall, a post office/store, well regarded public house (The Fontmell), parish church and primary school. The Saxon hilltop town of Shaftesbury (5 miles) offers further facilities to cater for most every day requirements including a Tesco, Lidl and Co-operative supermarkets, Cottage hospital, dentists, doctors' surgery and pharmacy as well as a range of boutique shops, cafes, restaurants, hotels and a local farmers market on a Thursday .The area has excellent communication links with the A350 passing through the village providing easy access to the coastal towns of Poole (22 miles) and Bournemouth (26 miles). The A350 also provides direct access to the A303 to London via the M3 and to the South West. The nearby town of Gillingham (9.5 miles) provides a mainline railway station serving London Waterloo (2 hours) and Exeter St David.

DIRECTIONS

What3words:///radiating.gentlemen.careless

From Shaftesbury head south on the A350 and on entering the village turn right just before the shop/post office. Follow the road around the bend and turn right just before the Church into Church Close and then right again.

SERVICES

Mains water and electricity are connected to the property. Shared treatment plant (annual charge for emptying and servicing split between 5 properties). Oil fired central heating.

MATERIAL INFORMATION

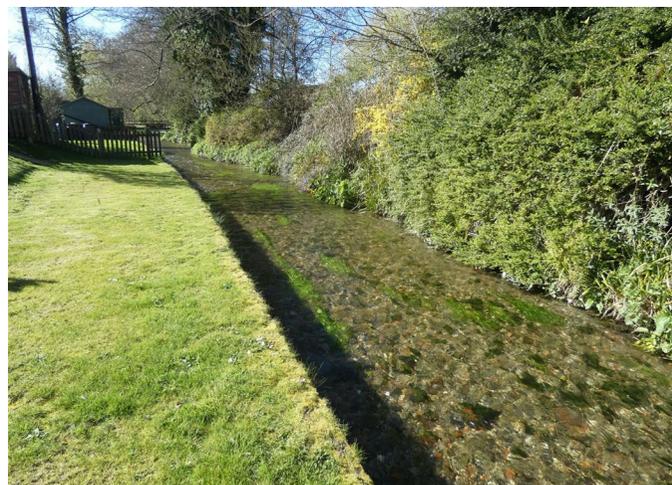
Standard, & superfast, & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: C

Woolaway is deemed by most lenders to be non-standard construction and it is therefore highly unlikely to be mortgageable.



Church Close, Fontmell Magna, Shaftesbury



Approximate Area = 745 sq ft / 69.2 sq m

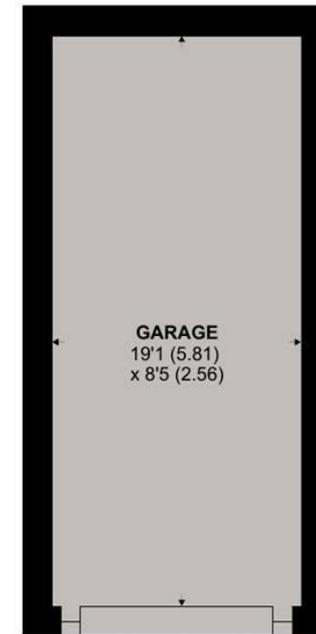
Garage = 160 sq ft / 14.8 sq m

Total = 905 sq ft / 84 sq m

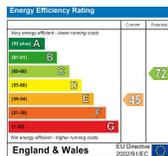
For identification only - Not to scale



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1419975



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