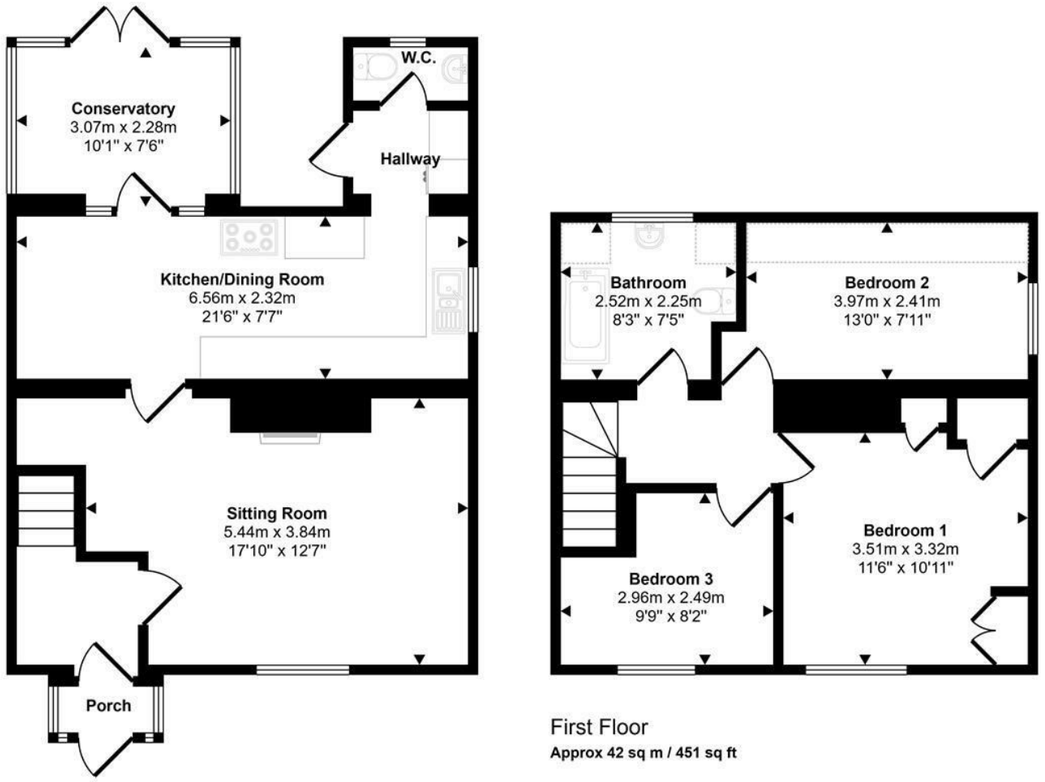
Morton • New

selling and letting properties



Approx Gross Internal Area
98 sq m / 1051 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Shaftesbury Road
East Knoyle

Offers In Excess Of
£275,000

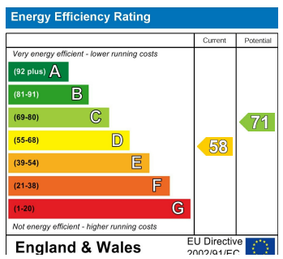
NO ONWARD CHAIN***MOTIVATED VENDOR***A charming three-bedroom semi-detached cottage, offered to the market with the added benefit of No Onward Chain. Believed to date back to the 1830s, the cottage was originally part of a larger family home and was extensively redeveloped around thirty years ago, when it was created as one of two cottages. The work included new insulation, electrics and plumbing, so the home offers all the charm of a period property with the reassurance of modern updating. Full of character, with exposed beams, exposed brickwork and a large brick fireplace with wood burner, it also comes with an enclosed rear garden, a garage and parking. It is set within the sought after Wiltshire village of East Knoyle, with Shaftesbury and Gillingham both within easy reach.

Lovingly maintained by the current owners for over twenty two years, the cottage is presented in excellent order throughout and has recently benefited from a fully upgraded electrical installation and a new oil fired boiler. The accommodation includes a porch, an entrance hall, a spacious sitting room of over 17ft, and a kitchen dining room of over 21ft opening into a conservatory overlooking the garden, along with a rear lobby with utility space and a cloakroom. Upstairs there are two double bedrooms, a generous single bedroom and a spacious bathroom. Outside, the enclosed rear garden is laid mainly to lawn with well planted borders, and to the rear in Leigh Lane there is a garage, a shed with power and a parking space.

East Knoyle is a highly regarded village offering a village shop and post office, a public house and a church, all set amid beautiful Wiltshire countryside. The village is within easy reach of the A303, providing excellent links to London and the South West, while Gillingham's mainline railway station offers services to London Waterloo and Exeter St Davids.

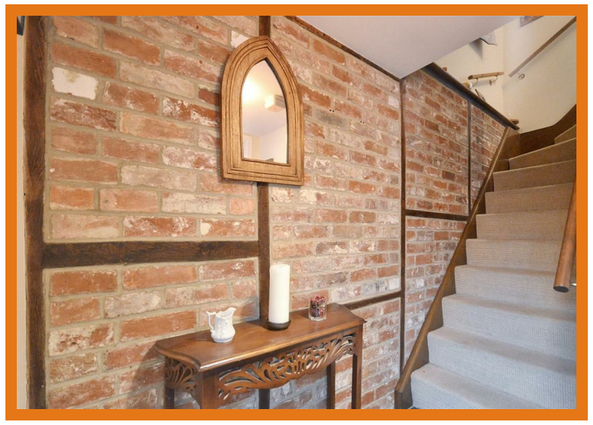
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The Property

Inside
Ground Floor
The front door opens into a useful porch, where a further door leads into an inviting entrance hall. The hall has stairs rising to the first floor, a latch door into the sitting room, and exposed brick walls with timber battens that add wonderful character from the moment you step inside. The sitting room is a spacious and welcoming room of over 17ft overlooking the front of the cottage. Exposed ceiling beams and a large brick fireplace with timber mantelpiece and wood burner create a cosy focal point, perfect for relaxing on winter evenings.

A latch door opens into the kitchen dining room, a superb space of over 21ft with exposed ceiling beams and a tiled floor. The kitchen is fitted with a range of wooden floor and eye level units, with drawers and open ended shelving, a good amount of work surfaces with tiled splashback and a stainless steel sink and drainer and electric oven. There is space for an under counter fridge, and plenty of room for a family dining table. From the dining area, double doors open into the conservatory, which enjoys an outlook over the rear garden and has French doors leading outside. The rear lobby has a tall storage cupboard and plumbing for a washing machine, with space above for a tumble dryer, and a door opens to the cloakroom.

First Floor
Stairs rise to the landing with doors leading off to all three bedrooms and the bathroom. The main bedroom is a good sized double room with built-in storage and a window to the front. Bedroom two is a further double room of 13ft, and bedroom three is a generously sized single bedroom. The bathroom is spacious and bright, fitted with a bath with electric shower over, a pedestal wash hand basin and a WC.

Outside
Gardens
To the rear of the cottage is a fully enclosed and manageable garden, laid mainly to lawn with a patio seating area close to the house. The lawn is bordered by beds planted with a variety of shrubs and flowers, creating a pretty and peaceful setting. Truly a lovely cottage garden to relax in and enjoy.

Garage and Parking
Located behind the property in Leigh Lane is a garage, along with a shed with electric sockets and lighting. There is also parking for one car in front of the garage.

Useful Information
Energy Efficiency Rating D
Council Tax Band D
uPVC Double Glazing
Oil Fired Central Heating
Freehold
No Onward Chain

Location and Directions
The cottage is located in the desirable village of East Knoyle -famous for being the birthplace of Sir Christopher Wren, offers good local facilities including a village shop/post office, public house and church. The village is within easy reach of the A303 with its links to London and the West Country. Close by are the towns of Shaftesbury and Gillingham which have a good range of further facilities including mainline train station at Gillingham.

Postcode - SP3 6AR

What3words -universal.decanter.bloom

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 firms employment has the authority to make or give any representation or warranty in respect of the property.