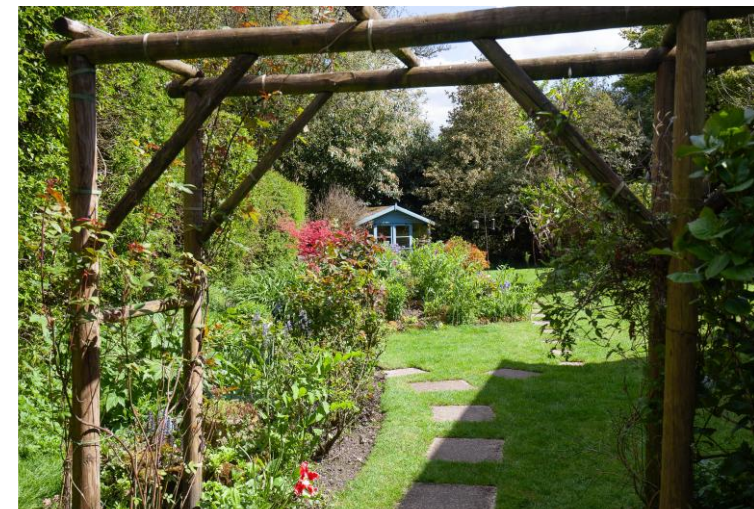






Gutch Common, Semley, Shaftesbury, Dorset, SP7 9AZ

What 3 Words: ///ignoring.unite.values



Key Features

- Extended Cottage Offering Flexible Accommodation Throughout
- Abundance Of Characterful Features
- Delightful Gardens Backing Onto Oysters Coppice Nature Reserve
- Driveway Parking & Car Port
- Quiet Hamlet Within The Nadder Valley

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

Services: The property is warmed via an oil-fired central heating system.

Mains water and electricity are connected.

Drainage is supplied via an individual septic tank.

Fibre Broadband is connected to the property.

Location

Gutch Common is a quiet peaceful rural hamlet located at one end of the Nadder Valley overlooking Donhead St Mary and Win Green beyond. The nearby village of Semley has a community run Shop & Cafe, a sought after Public House, Church of St Leonard and well as a highly thought of Primary School.

Located just 3 miles is the market town of Shaftesbury which is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital.

Inside the Home

A charming and historical cottage that has been sympathetically updated and extended across the years to form a greatly appealing, characterful home in the popular rural hamlet of Gutch Common.

The accommodation boasts three reception rooms including a drawing room with views and access onto the garden, a study and separate family room as well as a formal dining room and well-equipped kitchen. An Inglenook fireplace, exposed wooden beams and brickwork help create a cosy yet inviting atmosphere whilst the modern extensions and upgrades provide practicality throughout. Also located within the ground floor is a separate utility space, boiler room and occasional bedroom/snug incorporating a toilet and washbasin.

The inviting feel of the home continues upstairs with three bedrooms serviced by a separate shower room with toilet and washbasin and large ensuite with bath and shower to the principal bedroom which overlooks the garden from floor to ceiling windows.

Outside Space

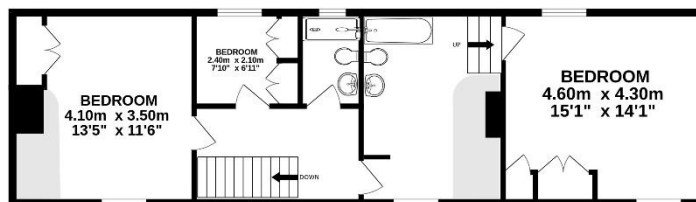
Front: A hardstanding driveway offers off-road parking as does the double car port.

Rear: Being a particular highlight of the property, the rear garden is a haven for those with an interest in gardening due to the array of mature flower beds, established shrubbery and blossoming trees whilst multiple seating areas, a summer house and lawn mean the garden can be enjoyed all day round.

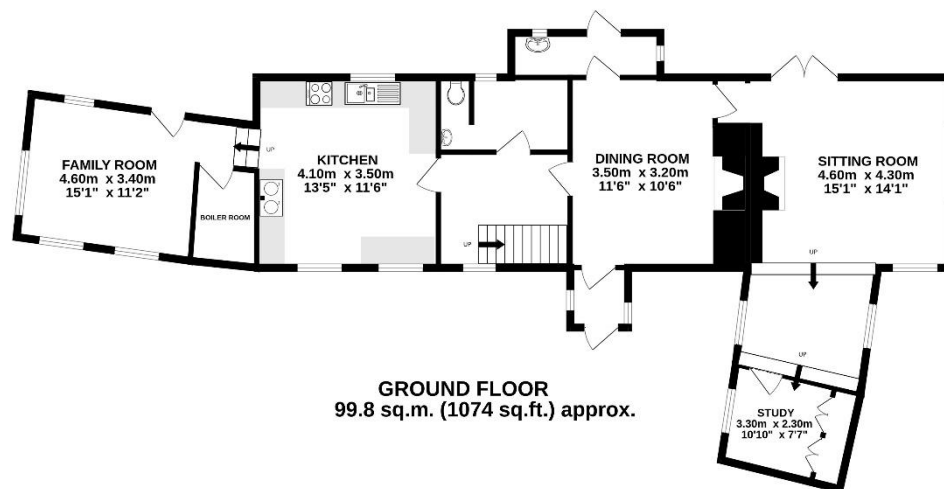
Strictly by appointment only via Boatwrights Estate Agents.

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sales@boatwrights.co.uk | www.boatwrights.co.uk



1ST FLOOR
66.5 sq.m. (716 sq.ft.) approx.



GROUND FLOOR
99.8 sq.m. (1074 sq.ft.) approx.

TOTAL FLOOR AREA : 166.3 sq.m. (1790 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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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

29 January 2026