



**Connells**

Shaston Cottage Bozley Hill  
Cann Shaftesbury



## Property Description

In a desirable rural setting just a short drive from Shaftesbury, this charming two-bedroom character cottage offers a delightful blend of period charm and versatile living.

The ground floor features a kitchen, ideal for everyday living, alongside a cosy lounge complete with an attractive fireplace – perfect for creating a warm and inviting atmosphere. A bright sun room provides additional living space, ideal for relaxing or entertaining while enjoying the garden, and is complemented by the convenience of a downstairs shower room.

Upstairs, the property offers two well-proportioned bedrooms, each retaining a sense of the cottage's original character.

Outside, the main garden has been thoughtfully designed for low maintenance, being predominantly laid to paving and offering access to the garage. Across the road from the cottage lies a further generous garden area, featuring off-street parking and laid mainly to lawn with a central pathway leading through. This space enjoys stunning countryside views and hosts two purpose-built timber outbuildings, currently utilised as office space – ideal for those working from home or seeking additional flexible accommodation.

This unique property presents a wonderful opportunity to enjoy countryside living with added practicality and charm.

## Entrance Porch

Door to the front leading to the entrance hall.

## Entrance Hall

Storage cupboard with space for a fridge/freezer underneath.

## Shower Room

Window to the rear, shower cubicle with an electric shower, WC and a wash hand basin.

## Kitchen

Window looking out to the sun room, stainless steel sink and drainer, space for an oven, work surface with storage above and below and stairs to the first floor.



## Lounge

Windows to the front and two small windows to the side, night storage heater and door to the sun room.

## Sun Room

French doors and windows on to the garden paid to paving.

## Garden

Laid to paving with access to the garage.

## Garage

Double garage with windows to both sides.

## Further Garden

Across the road from the property is another garden with off street parking for 3-4 cars, laid to lawn with a path leading to two purpose built timber out buildings with electric and heating. Currently used by the current vendor as office space. Both with stunning countryside views.

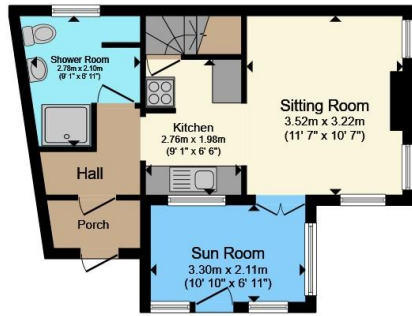
## Parking

Driveway to the rear of the property for 1-2 cars, ample further parking across to the road from the property for 3 large cars, owner currently storing boat on the space.

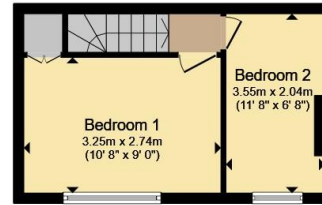




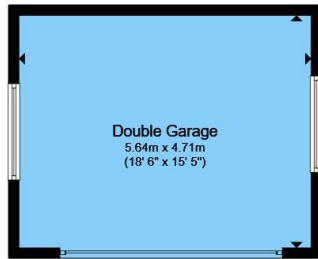




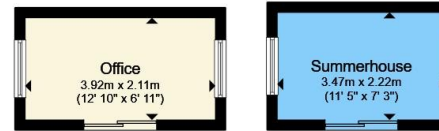
**Ground Floor**



**First Floor**



**Garage**



**Outbuilding**

Total floor area 105.4 m<sup>2</sup> (1,134 sq.ft.) approx

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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