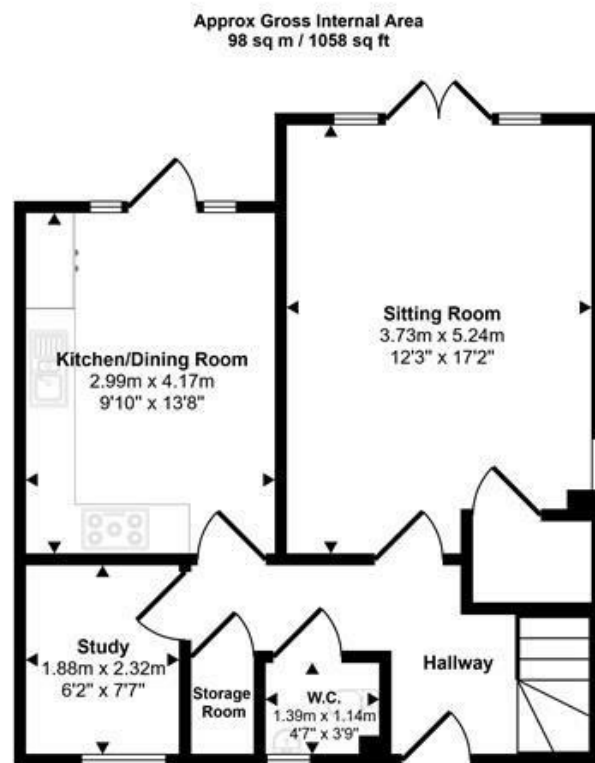
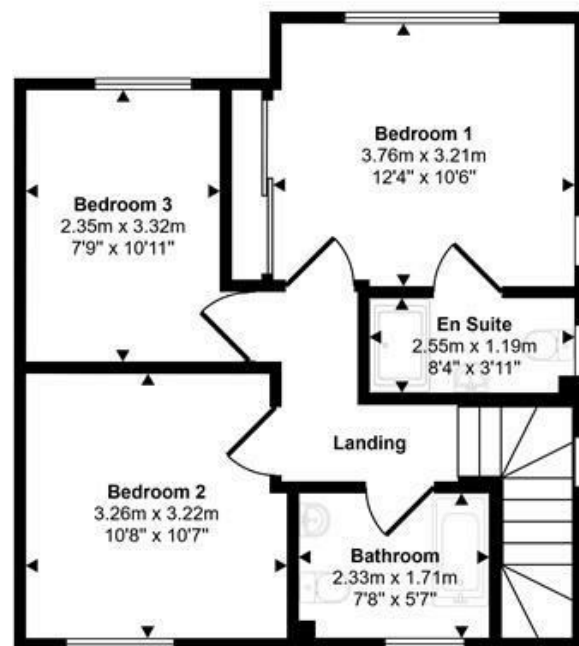




Ground Floor
Approx 50 sq m / 536 sq ft



First Floor
Approx 49 sq m / 523 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Sutton View Fontmell Magna

Guide Price
£415,000

A Stylish Modern Home in the Heart of Fontmell Magna — Perfect for Families or Downsizers

Built just three years ago by the highly respected Pennyfarthing Homes, this beautifully presented semi-detached house combines modern comfort with timeless village charm. Set within an attractive, thoughtfully designed development, the home enjoys the remainder of its new-build guarantee and is ideally positioned within the sought-after village of Fontmell Magna.

The village offers everything you could wish for in a welcoming rural community — a village pub, store with a post office and café, church, primary school, village hall, and a range of local clubs and societies — all nestled amidst Dorset's stunning countryside.

Inside, a bright entrance hall leads to a spacious sitting room, perfect for relaxing or entertaining, with French doors opening directly onto the garden. The stylish kitchen/dining area features soft-close units, quality integrated appliances, and a second door to the garden — ideal for summer dining. A study provides the perfect home office or hobby space, while a cloakroom/WC and generous storage cupboard complete the ground floor. Upstairs, there are three well-proportioned bedrooms — two comfortable doubles and a versatile smaller double. The principal bedroom boasts a smart en-suite shower room, while the remaining rooms are served by a modern family bathroom.

Outside, the home continues to impress with off-road parking for two cars, garage with electric door and a surprisingly large, sunny rear garden — a wonderful space for children to play, gardening enthusiasts, or simply enjoying quiet evenings outdoors.

Offered to the market with no onward chain, this superb home is ready to move into and perfectly suited to those seeking a modern, low-maintenance lifestyle in one of Dorset's most desirable villages.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a welcoming and bright entrance hall with stairs rising to the first floor and doors leading off to the sitting room, kitchen/dining room, study and the cloakroom, which is fitted with a WC and a wall hung wash hand basin. The hall benefits from a deep storage cupboard with a light, shelf and hanging rail - ideal for coats, boots and shoes. The floor is laid in a wood effect Karndean that continues into the cloakroom and the kitchen/dining room.

The sitting room benefits from a dual aspect that allows plenty of natural light into the room from a window to the side and double doors with full height windows to either side that open out to the rear garden. There is also access to a large walk in airing cupboard. The separate study looks out over the front garden and is a real asset for those working from home or ideal for creative space.

The well proportioned kitchen/dining room has a glazed door with full height windows to either side opening out to the rear garden. There is ample room for a good sized family dining table. The kitchen area is fitted with a range of modern soft closing units consisting of floor cupboards with a corner carousel, separate drawer unit with deep pan and cutlery drawers plus eye level cupboards with counter lighting beneath. You will find a good amount of laminate work surfaces with a matching upstand and a one and a half bowl sink and drainer with a swan neck mixer tap. The dishwasher and fridge/freezer are integrated, and there is plumbing and space for a washing machine. The eye level double electric oven is built in and there is an induction hob with a splash back and extractor hood above.

First Floor

Stairs rise and curve up to the landing where there is a window to the side plus access to the partially boarded loft space, bedrooms and main bathroom. The bathroom is fitted with a stylish contemporary suite consisting of a bath with a mixer tap and shower attachment, WC and wall hung vanity wash hand basin. For practicality, the floor is laid in a wood effect Karndean.

You will find three generously sized bedrooms - two doubles and a smaller double bedroom. The principal bedroom benefits from built in wardrobes with sliding mirrored doors and an en-suite shower room.

Outside

Garage and Parking

The property is approached from the road onto a brick paved drive with space to park two cars comfortably and leads up to the single garage. This has an electric up and over door and a personal door to the side that opens to the rear garden. There are also external power points.

Gardens

The front garden is mainly laid to lawn, complemented by shrub and flower beds as well as a young tree. A timber gate positioned between the house and garage provides access to a path leading to the rear garden. The air source heat pump is situated behind the garage, and external power points are available near the paved seating area at the back of the house.

The rear garden is of a particularly generous size, mostly laid to lawn with attractively shaped and well-stocked shrub and flower beds. There is an additional seating area at the far end of the garden plus a summer house towards the top end. The garden is fully enclosed and enjoys sunlight throughout the day.

Useful Information

Energy Efficiency Rating B

Council Tax Band D

Sustainable Wood Framed Double Glazing

Air Sourced Heat Pump - Underfloor Heating Ground

Floor - Radiators First Floor

Management Fee - £32pcm

Mains Connection

Freehold

No Onward Chain

Location and Directions

Set in the heart of the Blackmore Vale, Fontmell Magna is a quintessential Dorset village, known for its thatched cottages, clear stream, and strong sense of community. The village has a popular pub, shop with post office and café, and beautiful walks through the surrounding Cranborne Chase countryside. Nearby Shaftesbury and Blandford Forum offer a wider range of shops and amenities, along with well-regarded state and independent schools including Fontmell Magna Primary, Shaftesbury School, and Clayesmore in Iwerne Minster. Gillingham station provides mainline rail links to London, making this peaceful setting both charming and convenient.

Postcode - SP7 0QN

What3words - ///cadet.shack.depravity



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