



Orchard Close, Fontmell Magna

Offers in Excess of £400,000

LOCATION

The picturesque and traditionally English village of Fontmell Magna offers a strong level of excellent local facilities which include a post office/store, well regarded Village hall, parish church, primary school and doctors surgery. The nearby town of Shaftesbury 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. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd, Bryanston, and St Mary's amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

DESCRIPTION

A well-appointed three bedroom detached home enjoying a rural outlook and views across the village church.



THE PROPERTY

Having been meticulously updated throughout, the accommodation comprises a dual aspect sitting room complete with an attractive log burner and feature wooden beams whilst a second reception room offers flexibility for a more formal dining room, office or family room as desired. The kitchen boasts an array of floor and wall mounted inset storage units that are complimented by plentiful work surface spaces, a Belfast ceramic sink and built in appliances. A larder cupboard also features as does a useful utility room and a separate conservatory that maximises the stunning views.

Upstairs provides two generous double bedrooms and a further single room whilst the family bathroom has been finished to a brilliant standard with tiling throughout, a bath and individual walk in shower.





OUTSIDE

A wrap around garden allows for a variety of practical uses however at present the garden features a well-kept lawn, numerous growing and shrubbery areas as well as a decked seating area set under an awning to allow for use all year round. Of great benefit is the garden workshop that features power and lighting.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

COUNCIL TAX

Dorset Council Tax Band C.

TENURE

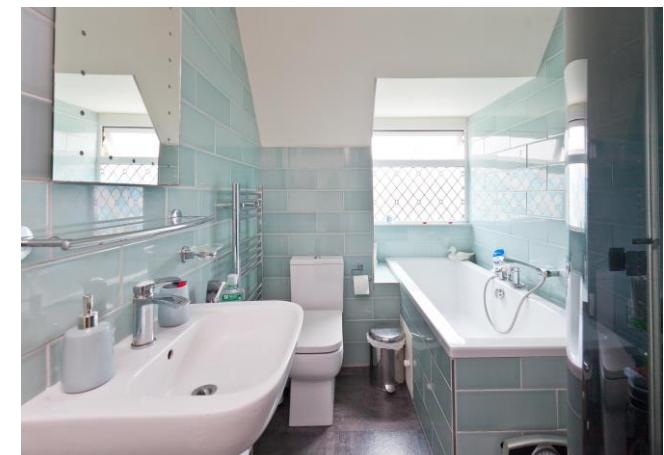
Freehold.

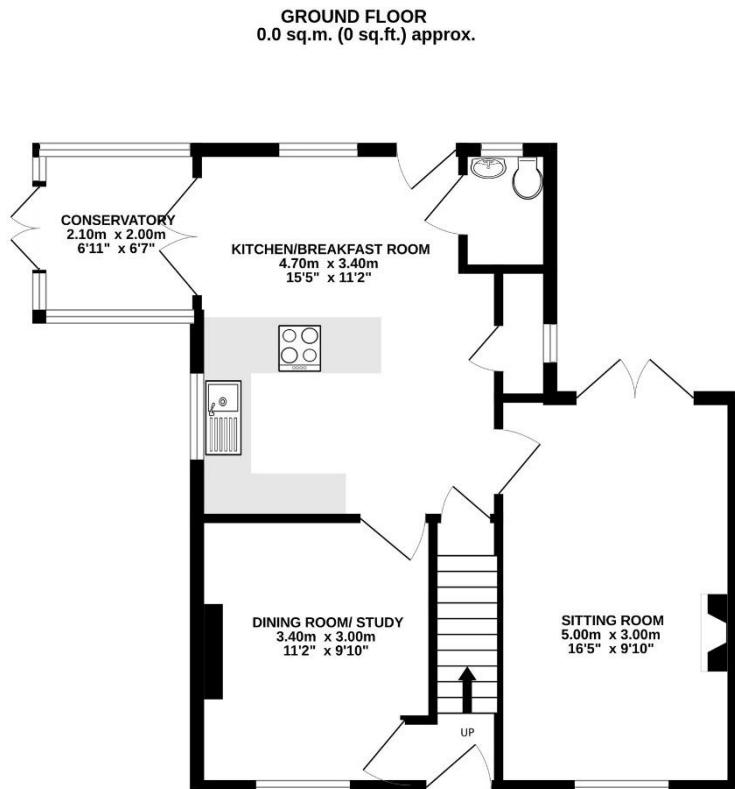
SERVICES

Mains Services are connected. Oil fired central heating.

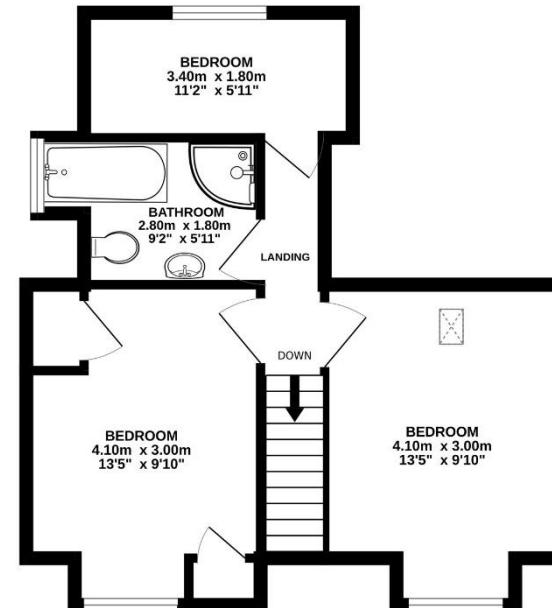
VIEWINGS

Strictly by appointment, only with Boatwrights Estate Agents.
01747 213106 www.boatwrights.co.uk





1ST FLOOR
38.3 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA : 95.0 sq.m. (1023 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.

31 July 2024