

1 The Coach House

Mill Street, Fontmell Magna, Shaftesbury, Dorset

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Mill Street
Fontmell Magna
Shaftesbury
Dorset SP7 0NU

A laterally arranged three bedroom house with impressive reception room in the heart of the village.

3 2 1

- Intriguing circular reception room
- Front and rear gardens
- Eat in kitchen arrangement
- Allocated parking for two cars
- No onward chain

Guide Price £405,000
Freehold

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THE PROPERTY

A well presented house on two floors with a circular reception room that gives access to the east or west gardens. There is a feature fireplace with bressummer beam, tiled hearth and a woodburning stove inset. The spacious entrance hall is central to the house with a guest WC and an eat in kitchen and rear stable door, giving easy access from the parking area along the pathway. The kitchen has the usual appliances with a range of wall and floor units and a built in double oven with induction hob and extractor above.

Upstairs the master bedroom is semi-circular with an en suite shower room and a smaller third bedroom adjacent with it own built in wardrobe. Bedroom two, with built in double wardrobes, is along the corridor with the family bathroom next to it.

OUTSIDE

No1 is the only house in this small development with direct access to its own garden. The front garden is enclosed with a clipped yew hedge and brick wall and has a path to the front door. The garden is mainly laid to lawn and wraps around the sitting room to the private rear garden ending at the rear stable door to the kitchen. A very useful external storage room is next door and No2 has access also.

The parking spaces are side by side and found at the entrance to the development, along the path.

SITUATION

Fontmell Magna is a charming North Dorset village some four miles south of Shaftesbury. The village has an excellent community, village hall, primary school, church, pub and a protected village shop with post office and there are some amazing views over the dramatic surrounding countryside. Collyers Brook flows past the Old Coach House into the Fontmell Brook, both a chalk stream before reaching the River Stour beyond. Blandford Forum and Shaftesbury cater for everyday needs and both connect to the CR7 bus route from Fontmell Magna.

DIRECTIONS

What3words///remarked.diplomats.ants

SERVICES

Mains water, electricity and drainage are connected to the property. Electric heating with under floor heating throughout. Electric heated hot water tank.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
(Ofcom https://www.ofcom.org.uk)
Council Tax Band: D
Agents Note: The property is located in a conservation area.
Rights of Way: There is a shared path of the development from the parking area to each house, No1 being the last along the path. Brookfield, the neighbouring house, has a RoW over the first part of the drive to that property.

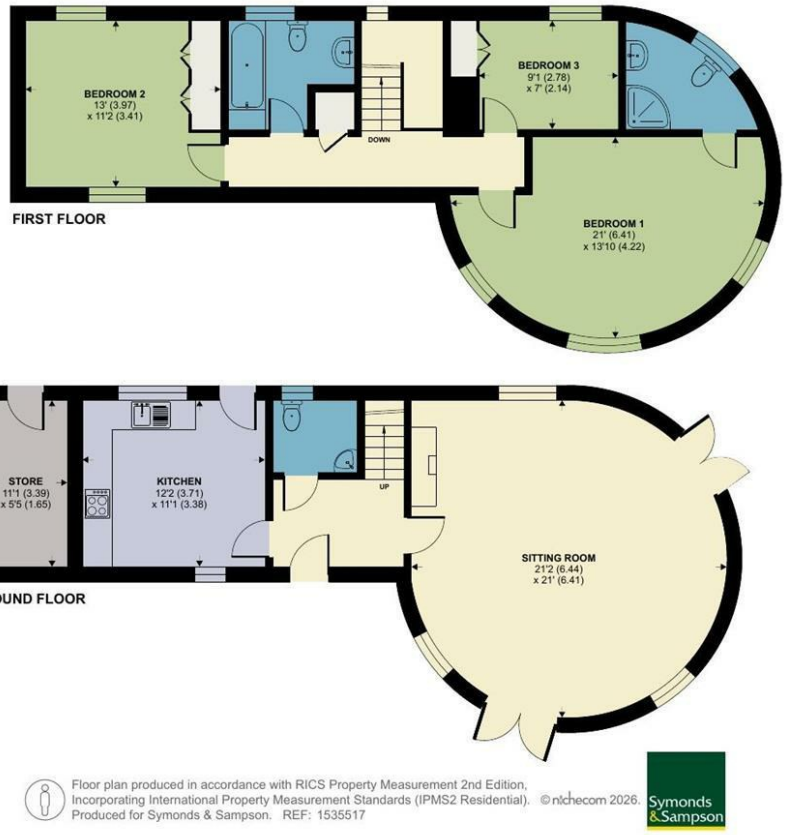




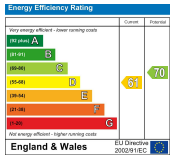


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Approximate Area = 1303 sq ft / 121 sq m
Store = 60 sq ft / 5.5 sq m
Total = 1363 sq ft / 126.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1535517







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