



Symonds
& Sampson

2 The Coach House

Mill Street, Fontmell Magna, Shaftesbury, Dorset

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Mill Street
Fontmell Magna
Shaftesbury
Dorset SP7 0NU

An impressive, well presented three bedroom house in the heart of the village with parking and front and rear gardens.



- Very well presented village house
 - Gardens and terraces
 - Parking for two cars
- Small centrally located development from 2008
 - No onward chain

Guide Price **£395,000**

Freehold

Sturminster Sales
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THE PROPERTY

A wonderful village house, stylishly presented with spacious rooms throughout. The front door comes into the hallway with a guest wc to the left and then leads through into the dining area and new kitchen with very fine ceiling heights and ceramic floor tiles which continue throughout the ground floor. The kitchen has been fully modernised with shaker style cabinets and a range of appliances along with the separate utility room. French doors lead to the balcony area overlooking the chalk stream, Collyer Brook, ideal for morning coffee.

The first floor has a dual aspect living room with double doors to the side study giving options for a larger entertaining space or as a further bedroom.

The top floor has the two bedrooms, the principal bedroom with a large dressing area with built in wardrobes, The second bedroom has its own built in wardrobes and a family bathroom with separate shower, having also been replaced recently as was the kitchen.

OUTSIDE

The gardens are beautifully cared for and has a private south facing rear garden with al fresco dining area and enclosed with maturing hedging. To the front and side is a large terrace directly off the kitchen / dining room to the front, via the balcony which itself overlooks the Collyer Brook chalk stream.

The house has a highly useful storage room immediately next door and is divided into separate parts between No1 and No2, both with access from the courtyard area and exclusively from the front path.

As with all the five houses in the development, there are two parking spaces allocated to the house, no2 being side by side parking.

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 the large towns of Poole, Bournemouth and the cathedral city of Salisbury are within 45 minutes' drive.

DIRECTIONS

What3words:///reefs.kickers.snoozing

SERVICES

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

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

Conservation Area

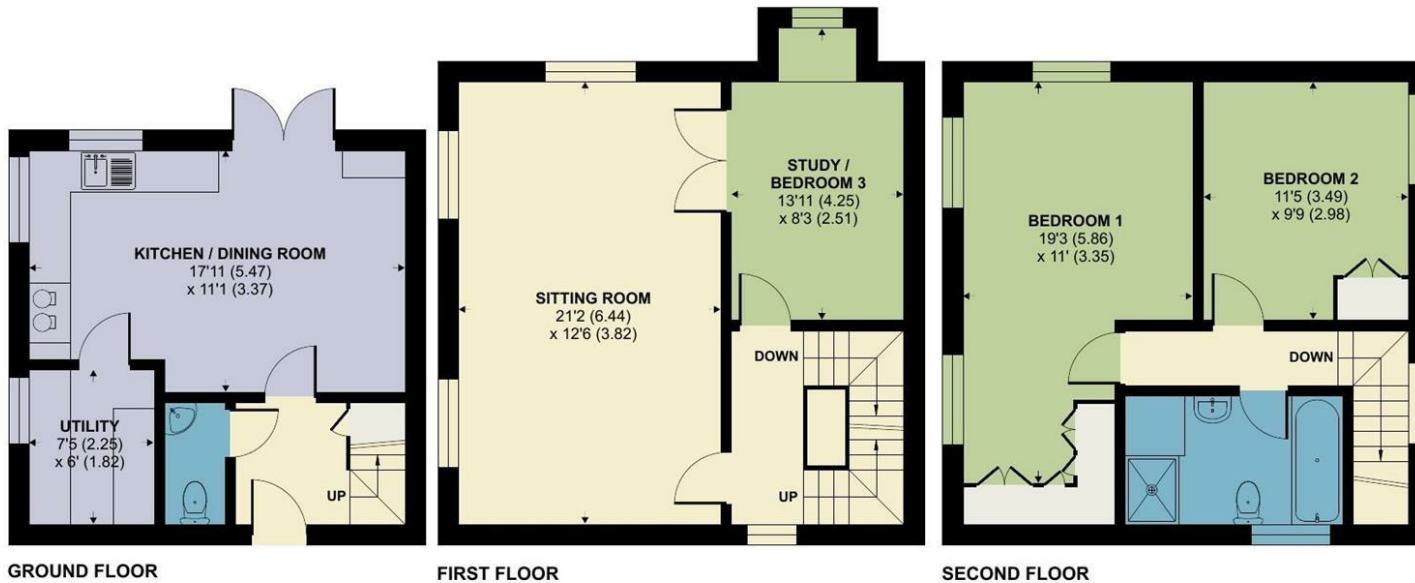
Rights of Way: There is a shared path of the development from the parking area to each house. Brookfield, the neighbouring house, has a RoW over the first part of the drive to that property.



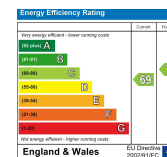
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Approximate Area = 1228 sq ft / 114 sq m

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: 1504379



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