



Symonds
& Sampson

Gillyflower

Juans Lane, Kington Magna, Dorset

Gillyflower

Juans Lane
Kington Magna
Dorset SP8 5ES

A pretty stone C18th built cottage nestled in a lovely quiet position abutting open countryside, yet within the village.



- Very pretty detached cottage
- Set on quiet no through lane bordering open countryside
 - Easy access into the vilage
 - Front and rear gardens
 - Garage and parking
 - No onward chain

Guide Price **£475,000**

Freehold

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THE PROPERTY

Gillyflower is a pretty mid C18th cottage set on the edge of the village, abutting fields, giving lovely views to the east and south.

The cottage has been lovingly renovated by the vendor, very much in the cottage style. The sitting room has a wood burner to one end and an open fire to the other with stone flooring throughout. The kitchen has a range of wall and floor units and a glazed rear stable door leads to the patio area and rear garden beyond. With easy stairs to the landing, the principal bedroom is a good double with low storage units and views over fields. The 3rd bedroom also takes in these views with a picture window recessed with a window seat. The bathroom has a bath with shower over, wc and wash hand basin and a utility cupboard with stacked washing machine and dryer.

OUTSIDE

The gardens are a cottage delight. The front garden gate has the stone path leading to the porch. With a level lawn and a plethora of shrubs and perennials there is a secondary path leading to the side sitting area and the rear patio and rising garden beyond. The rear garden has recently been extended giving a wider plot still stretching along to the top of the garden, past the brick built shed. A garden gate gives access to the field that leads to the church at the top of the hill.

Across Juans Lane is a single garage with parking to the front. Access to the village is via 'Wine Bottle Walk', across the fields to Church Hill or via Juans Lane.

SITUATION

Kington Magna is a popular Dorset village 8 miles west from Shaftesbury in the Vale of Blackmore. This area was described by Thomas Hardy as the "vale of little dairies" and is cojoined with the parish of Buckhorn Weston with its award winning pub, The Stapleton Arms. Gillingham has a full range of everyday shops and services including Waitrose and mainline railway to London Waterloo. The A30, gives access to Shaftesbury, Sherborne and Salisbury. The village boasts a strong community with a lovely church, All Saints. The area is well known for its abundance of excellent state and private schools and some excellent walking and riding countryside.

DIRECTIONS

What3words.com/salt.roost.surface

Gillyflower is at the top of Juans Lane, a public road, with ready parking for viewings.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating system with external boiler and bunded oil tank

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. Wessex Internet ready to be installed.

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: E

Agents Notes: Footpaths are directly from the house, giving access to the wider area and village centre. Photography - Summer 2025.





Gillyflower, Kington Magna, Gillingham

Approximate Area = 950 sq ft / 88.2 sq m

For identification only - Not to scale



| Energy Efficiency Rating | |
|--------------------------|----------|
| Current | Target |
| A | B |
| B | C |
| C | D |
| D | E |
| E | F |
| F | G |
| 42 | 67 |

England & Wales

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1345186



STU/WT/0326



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