





Sutton View , Fontmell Magna, Dorset , SP7 0QN



What 3 Words: ///blazing.cracker.specifies

Key Features

- An Immaculately Presented Modern Home Located Within A Highly Sought After North Dorset Village
- Exceptional Garden & Outside Space
- A True 'Show Home' Property
- Three Double Bedrooms & Two Bathrooms
- Dual Aspect Kitchen / Dining Room
- NHBC Warranty Remaining
- Energy Efficient Home

Tenure: Freehold | EPC Rating: B | Council Tax Band: E |

Services: The property is connected to mains water, drainage and electricity. The property also offers a very efficient Air Source Heat Pump.

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.

Inside the Home

An exceptional example of a modern, village home offering superb accommodation presented in the most wonderful way. Located within the prime residential village of Fontmell Magna, this detached, three bedroom home could be the one you have been waiting for. Offering over 1100 sq.ft. of beautifully presented living space, this once Show Home has several upgrades throughout.

Briefly comprising an entrance hall, study/office, dual aspect kitchen/dining room, sitting room, three double bedrooms including a spacious main room with en suite facilities as well as a family bathroom.

Outside Space

Externally, the gardens have been meticulously and lovingly upgraded by the current owners. There are several areas of vibrant colourful planting as well as three separate seating areas so the garden can be enjoyed from all angles.

The garage can be accessed from the garden also which presents, power, lighting and an up and over door. To the front of the property is driveway parking and a front garden that is mainly laid to lawn with hedge borders to one side.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106
High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359

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read more
on the
property

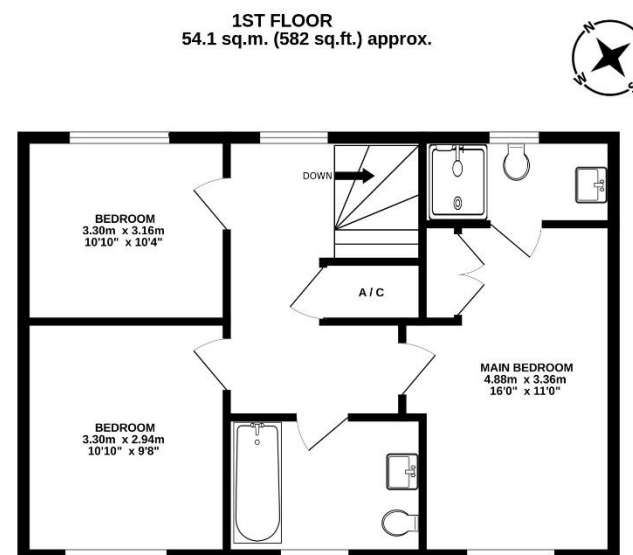
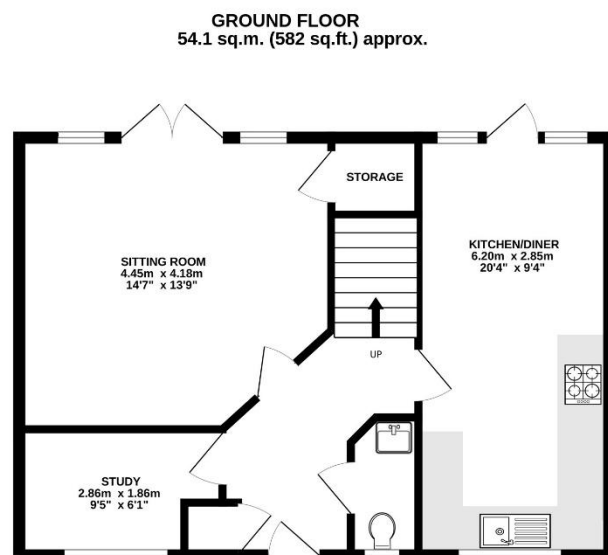




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TOTAL FLOOR AREA : 108.1 sq.m. (1164 sq.ft.) approx.

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

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08 September 2026