



**Connells**

Orchard Close  
Fontmell Magna Shaftesbury



### Property Description

Set in the picturesque village of Fontmell Magna this three bedroom detached property with stunning views is one not to be missed. On the ground floor the property offers a spacious lounge and kitchen/diner with downstairs cloakroom, sun room and separate study. Upstairs there are three bedrooms and family bathroom. Outside the property boasts a lovely garden which is laid to lawn with decked seating area with an awning over, two sheds and summer house with stunning views over to the church in the village. Call us today to arrange a viewing.

### Entrance Hall

Double glazed door and window to the front, oak flooring and stairs to the first floor.

### Study

11' 2" max x 9' 9" max ( 3.40m max x 2.97m max )

Double glazed window to the front, oak flooring and a radiator.

### Lounge

17' max x 9' 9" max ( 5.18m max x 2.97m max )

Double glazed window to the front, double glazed doors to the rear, exposed beams, oak flooring, fitted bookshelf, woodburner, television aerial socket and a radiator.

### Cloakroom

Double glazed window to the rear, wall cupboards, WC, wash hand basin, tiling, plumbing for a washing machine and a radiator.

### Kitchen / Diner

15' 5" max x 14' 10" max ( 4.70m max x 4.52m max )

Double glazed windows to the rear and side, double glazed patio doors into the sun room and a double glazed door to the rear. Fitted kitchen with wall and base units, granite worktops, tiling, larder cupboard, induction hob, electric oven, integrated microwave, dishwasher and fridge, butler sink, tiled flooring, television aerial socket, wall radiator and an understairs cupboard.

## Sunroom

8' x 6' 8" ( 2.44m x 2.03m )

Double glazed windows to the side and rear, double glazed patio doors to the side, tiled flooring and an insulated roof.

## Landing

With restricted head height, stairs leading up from the entrance hall and a radiator.

## Bedroom One

13' 3" max x 9' 9" max ( 4.04m max x 2.97m max )

With restricted head height, double glazed window to the front, skylight and a radiator.

## Bedroom Two

13' 3" max x 9' 9" max ( 4.04m max x 2.97m max )

Restricted head height with a double glazed window to the front, eaves storage, airing cupboard and a radiator.

## Bedroom Three

11' 3" x 5' 9" ( 3.43m x 1.75m )

Restricted head height with double glazed window to the rear and a radiator.

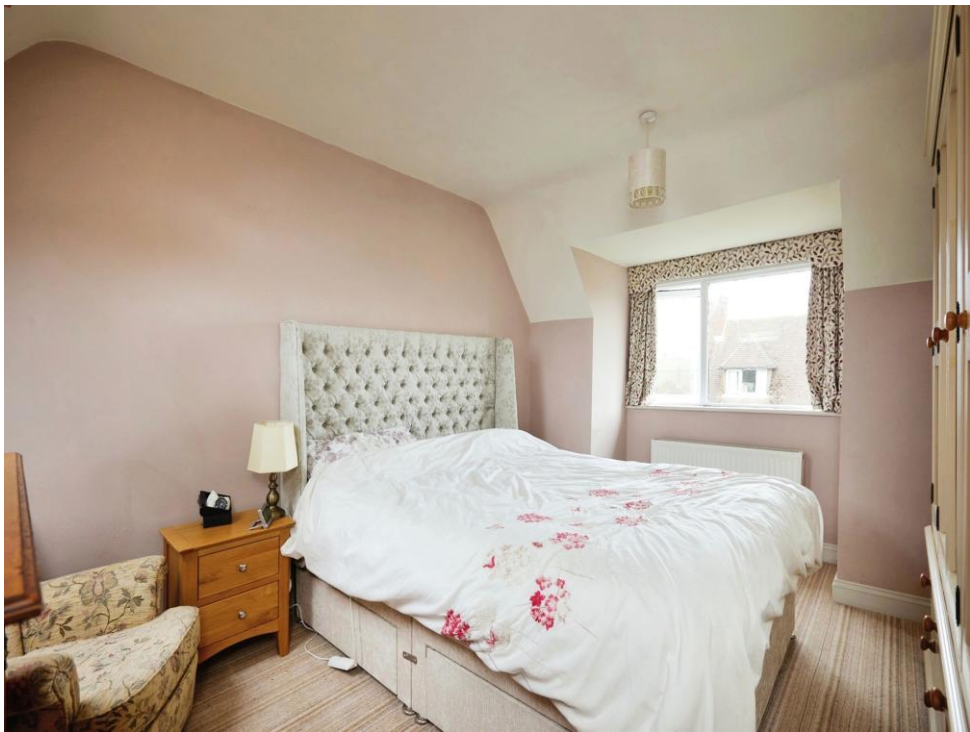
## Bathroom

Double glazed window to the side, bath, separate shower, wash hand basin, WC, heated towel rail, electric mirror and access to the loft.

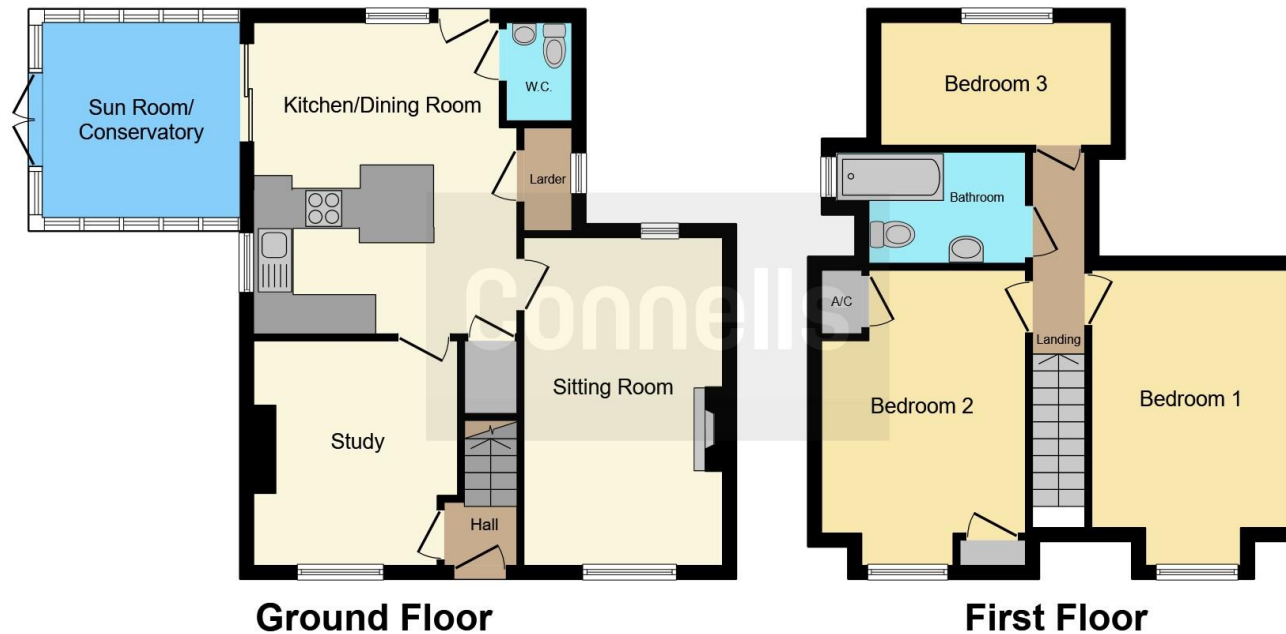
## Rear Garden

With views over to the village church the garden is mainly laid to lawn with a decked seating area with an awning over, trees and shrubs, summer house and two further sheds.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SFT305635](http://connells.co.uk/Property/SFT305635)**



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