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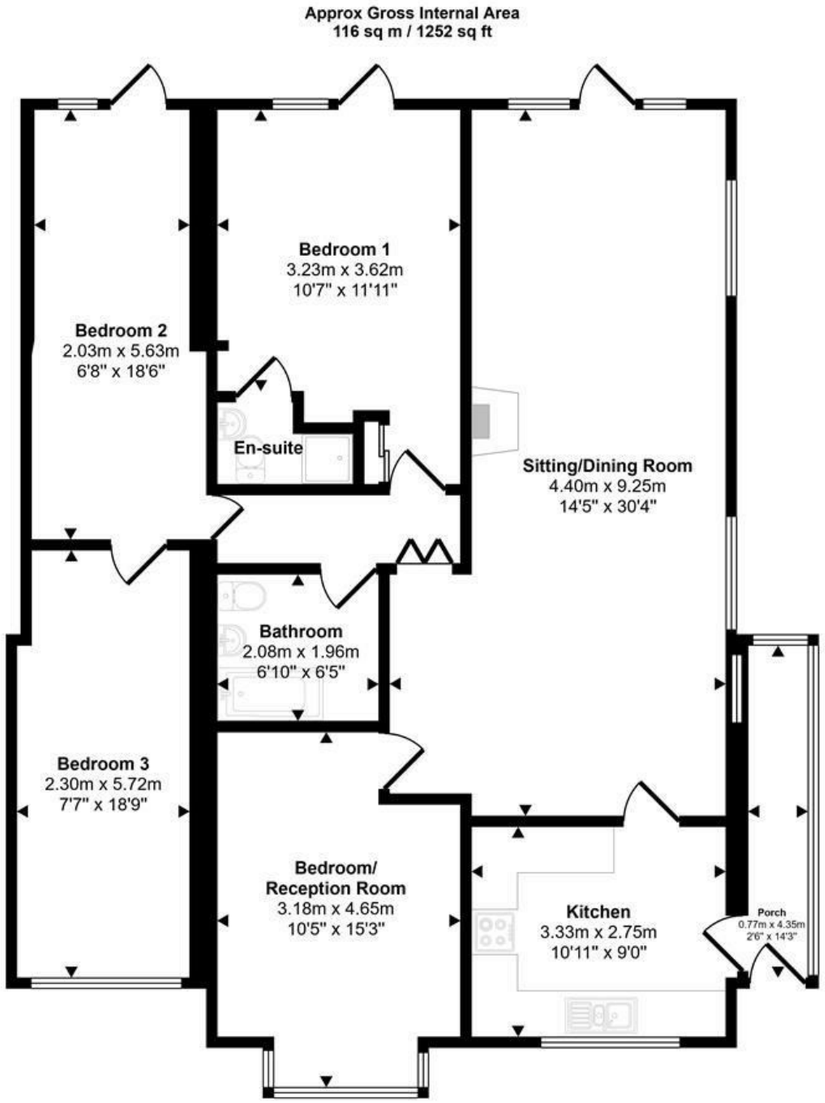
Glyn Place
East Melbury

Guide Price
£345,000

A four bedroom detached bungalow set within the picturesque village of Melbury Abbas, situated within the Cranborne Chase Area of Outstanding Natural Beauty just south of Shaftesbury, with its good range of everyday amenities just a short drive away.

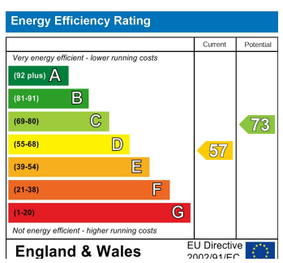
Arranged across a single level and offering a generous and versatile layout, the accommodation comprises a spacious sitting and dining room with a woodburner and doors leading directly out to the rear garden, a kitchen, three double bedrooms and a versatile fourth bedroom which could equally serve as a reception room or study. The main bedroom benefits from an en suite shower room and its own door to the garden, whilst a family bathroom with a sun tunnel serves the remaining bedrooms. An early viewing is strongly recommended to fully appreciate what this property has to offer.

Outside, an enclosed rear garden enjoys a good degree of privacy with wonderful views towards Zig Zag Hill and Compton Abbas beyond. Partly laid to lawn with a selection of fruit trees including apple and pear alongside well planted borders, it is a pleasant and well established outdoor space. Gravelled parking for at least two vehicles is available to the front. Offered for sale with the benefit of no onward chain.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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The Property

Accommodation

Inside
The main entrance lies to the right side of the bungalow where the door opens up into the kitchen. The kitchen is of good size and overlooks the frontage. It is fitted with plenty of floor cupboards, separate drawer unit and eye level cupboard's with open ended display shelves. You will find a good amount of work surfaces with a tiled splash back and a sink and drainer with a mixer tap. There is plumbing for a slim line dishwasher and washing machine plus space for a slot in cooker. The floor is laid in a practical and attractive wood effect laminate.

This spacious combined sitting and dining room benefits from a double aspect with windows to the side and has a single door and full height windows to either side that opens to the rear garden. The cylinder wood burner is the vocal point of the sitting room, ideal for centring the sofas for a family evening in.

From the sitting/dining room bi- folding doors lead to the inner hall and to the versatile reception room that could be tailored to suit your own needs - ideal formal dining room, study, playroom or fourth bedroom.

The inner hall leads to the bathroom and two double bedrooms, both with doors leading out to the rear garden and the main benefitting from an en-suite shower room. From the other bedroom there is access to a further double bedroom.

The bathroom benefits from a sun tunnel that provides natural light and is fitted with a suite consisting of a bath with electric shower over, pedestal hand wash basin and WC.

Outside
Parking
From the shared tarmacadam drive there is access to gravelled parking with space for at least two cars. To one side of the bungalow there is a path that leads to the rear garden.

Gardens
The front garden is planted with a variety of shrubs, whilst the back garden is partly laid to lawn and interspersed with fruit trees, including apple and pear, shrubs and flower beds. It is fully enclosed with good privacy and has views up Zig-Zag Hill and towards Compton Abbas.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
Double uPVC Glazing
Individually Controlled Electric Heaters
Septic Tank Drainage
Freehold
No Onward Chain

Location and Description

The property is located in Melbury Abbas is a small, picturesque village in north Dorset, England, situated in the Cranborne Chase Area of Outstanding Natural Beauty. It lies just south of Shaftesbury and is known for its steep hills, chalk downland, and wooded valleys. There is a historic parish church (St. Thomas) dating back to the 14th century, and the area is surrounded by farmland, offering classic English countryside views. The historic hilltop town of Shaftesbury - famous for the Gold Hill, Hovis advert is a short drive and offers a range of facilities close by that include supermarkets and take-out outlets, independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and is well known for its arts and crafts and entertainment venues. Five miles away in Gillingham, there is a mainline train station that serves London Waterloo and Exeter St. David's.
Postcode - SP7 0DP
What3words - ///mediate.plugs.freezers

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