





Charlton, Shaftesbury, Dorset, SP7 0EW

What 3 Words: ///pelt.weedy.mingles



## Key Features

- No Forward Chain
- Extended To Incorporate A Triple Aspect Sitting Room
- Vaulted Ceilings With Additional Mezzanine Floor
- Newly Installed Air Source Heat Pump, Full Rewire & Replumbed throughout
- South Facing Garden
- Occupying A Plot Of 0.2 Acres

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

**Services: The property is warmed via an air source heat pump.**

**Drainage is provided via a private septic tank.**

## Outside

A gated driveway first leads to a shingled driveway that provides plentiful off-road parking with a hardstanding providing the potential footings for a garage if desired (STPC) before opening to an attractive combination of lawn, established flower beds, a pond and multiple hedgerows to create a secluded garden that takes full advantage of the Southerly facing aspect.

In addition, there is a productive orchard area secluded from the driveway. Positioned to the rear of the property is a further gated driveway with access from the bridleway of which leads to the nearby village of Ludwell with its amenities.

## Inside the Home

Upon arriving at the property, you are first drawn to the delightful, timber clad extension of the property which houses a magnificent, triple aspect sitting room including sliding doors to the garden and an additional mezzanine floor which offers potential of a further office space or hobby area, as well as the addition of Velux windows and space saver staircase for ease. The extension to the home also allows for a dining area before then leading into the original stone structure whereby the characterful features remain to create an exciting combination of modern and period property sympathetically intertwined. The kitchen has been moved from its original placing to now form an impressive 20'ft kitchen breakfast room that provides ample work surface and storage solutions in addition to built-in and free-standing appliances.

Further located on the ground floor are three of the bedrooms along with a modern family bathroom that is tiled in finish and incorporates a shower over bath unit. The conservatory completes the ground floor and is predominantly used as a utility space. Upstairs the principal bedroom benefits from a bank of built in wardrobes and further shower room.

## 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

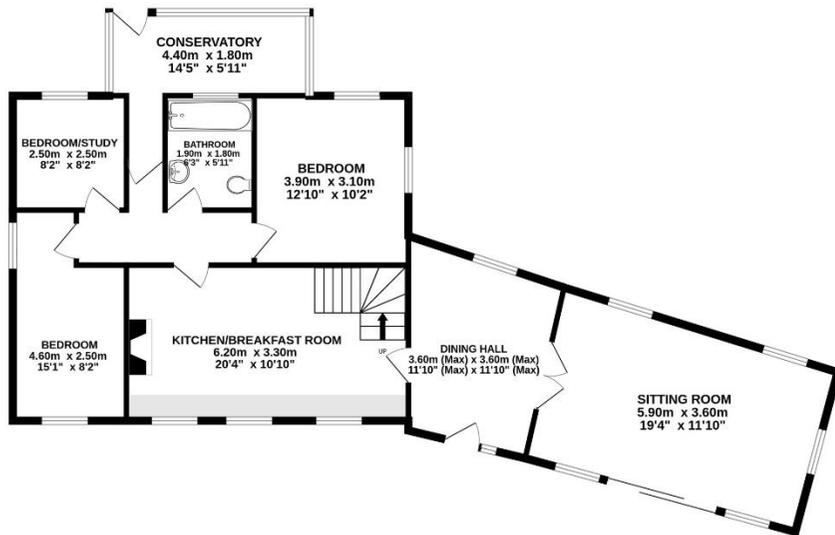
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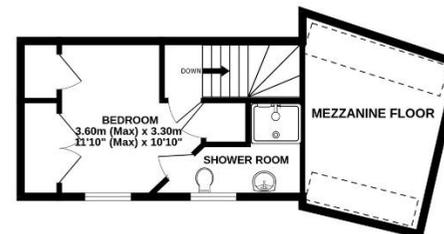
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property



**GROUND FLOOR**  
104.6 sq.m. (1126 sq.ft.) approx.



**1ST FLOOR**  
33.4 sq.m. (360 sq.ft.) approx.



**TOTAL FLOOR AREA : 138.0 sq.m. (1486 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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14 January 2026