



CHAFFERS
ESTATE AGENTS



The Farmhouse Sedgehill, Shaftesbury, SP7 9JT

Spacious four-bedroom detached family home set in approximately 0.89 acres within an area of outstanding natural beauty with mature gardens, paddock, ample parking and generous living accommodation, enjoying a peaceful rural setting. Agricultural Occupancy Condition applies.

Guide Price £650,000 Freehold

Council Tax Band: E

The Farmhouse Sedgehill, Shaftesbury, SP7 9JT



Description

An Attractive Four-Bedroom Detached Family Home Set in Approximately 0.89 Acres

Built by Burfitt & Garrett, this spacious four-bedroom detached home occupies a generous plot of approximately 0.89 acres, offering well-proportioned family accommodation in a peaceful rural setting. Please note the property is subject to an Agricultural Occupancy Condition (Agricultural Tie).

A welcoming entrance hall with Karndean flooring leads to the principal reception rooms, including a bright triple-aspect sitting room with a LPG Gazco gas fire, a dining room with French doors opening onto the garden, and a separate study.

The kitchen/breakfast room is fitted with an inset sink, breakfast bar central island and space for a range cooker with extractor hood, with a stable door leading outside. An adjoining utility room houses the Worcester oil-fired boiler and also provides external access. A cloakroom completes the ground floor.

Upstairs are four well-proportioned bedrooms, all with TV points. The large principal double bedroom benefits from an en-suite shower room, while the remaining well proportioned double bedrooms are served by a family main shower room, both fitted with white suites.

Outside

Outside, the property is approached via a substantial gravelled driveway providing ample parking for several vehicles. The front garden is attractively enclosed by mature hedging, trees, and established shrubs, with a beautiful wisteria adorning the entrance porch, creating an lovely first impression.

The gardens are predominantly enclosed by a combination of fencing and mature hedging, providing privacy and a delightful setting. To the rear and side, a generous stone terrace offers an excellent space for outdoor dining and entertaining, bordered by neatly clipped box hedging. Beyond lie attractive lawned gardens interspersed with mature trees and well-stocked shrub borders, together with a productive kitchen garden, greenhouse, and two outside tap. A five-bar gate provides access to an additional paddock, with the whole plot extending to approximately 0.89 acres.

Situation

Sedgehill is a small and peaceful rural village on the Wiltshire/Dorset border, surrounded by attractive rolling countryside and offering an idyllic country lifestyle. Nearby Semley provides a village shop and primary school. The historic Saxon hilltop town of Shaftesbury is approximately 5 miles away and offers an excellent range of independent shops, supermarkets, cafés, restaurants and leisure facilities. Nearby train stations with a main line to London from Tisbury and Gillingham. The larger centres of Salisbury, Gillingham and Yeovil are also within easy reach. The area is renowned for its excellent walking, riding and cycling opportunities, together with a selection of well-regarded state and independent schools.

Additional Information

Services: Mains Water & Electricity, Oil heating & private Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Agricultural Occupancy Condition: The property is subject to an Agricultural Occupancy Condition (commonly known as an agricultural tie), restricting occupation to a person solely or mainly employed, or last employed, in agriculture or forestry (or a qualifying dependent), in accordance with the relevant planning permission. Prospective purchasers are advised to satisfy themselves as to the terms of the occupancy condition.



Directions

What three words; ///smokers.rises.reverted





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	