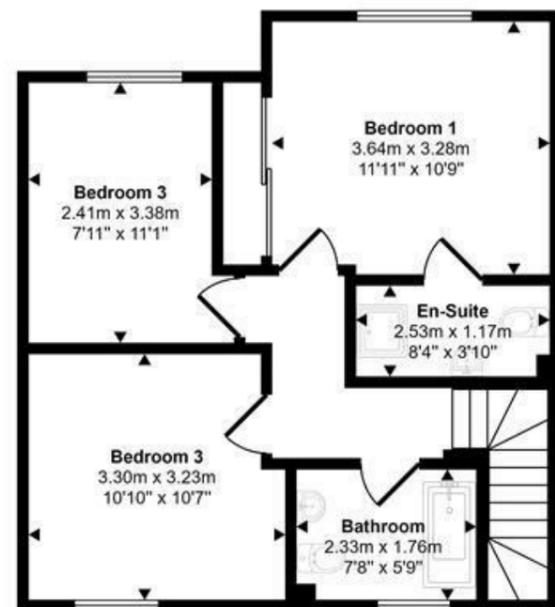


Ground Floor
Approx 80 sq m / 857 sq ft



First Floor
Approx 49 sq m / 523 sq ft

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Sutton View Fontmell Magna

Offers In The Region Of
£425,000

Situated on the edge of the desirable village of Fontmell Magna, this beautifully presented semi-detached cottage offers stylish, contemporary living combined with the charm and tranquillity of a countryside setting. Built and completed in January 2023, the property has been finished to a high standard throughout and benefits from the remainder of a One Guarantee structural policy, with approximately eight years remaining, providing additional peace of mind.

Enjoying far-reaching countryside views and immediate access to scenic rural walks quite literally on the doorstep, this home perfectly balances village living with the freedom of open green space. Internally, the property is light, well proportioned and thoughtfully designed, with oak internal doors adding a consistent sense of quality and craftsmanship throughout the property. The layout offers excellent versatility, making it equally well suited to families, professional couples or those looking for a modern, low-maintenance home in an idyllic Dorset setting.

The sitting room enjoys a bright and airy feel, with double French doors opening directly onto the generous sun terrace, creating a seamless flow between indoor and outdoor living. The overall finish is fresh, contemporary and move-in ready, reflecting the care taken since its completion.

With countryside views, stylish interiors, generous parking and a substantial double garage, this is an exceptional opportunity to acquire a modern village home in an enviable edge-of-village position.



Accommodation

Inside

On the ground floor, an inviting entrance hall leads through to a well-proportioned sitting room with double French doors opening onto the rear terrace, making it an ideal space for both everyday living and entertaining. The modern kitchen/diner is fitted with soft-closing shaker style units and offers a good amount of laminate worktop space. Integrated appliances include a built-in electric oven, five-ring induction hob with extractor fan above, combination oven/microwave, and integrated dishwasher and fridge/freezer (both unused). Wood-effect Kardean flooring enhances the contemporary feel. A study provides useful additional space for home working, and there is also a ground floor WC.

Upstairs, there are three bedrooms. The principal bedroom benefits from built-in mirrored wardrobes and a private ensuite shower room. The remaining two bedrooms are well

proportioned and served by a modern family bathroom. The overall layout provides comfortable and practical accommodation, ideal for modern living.

Outside

To the rear, the garden is fully enclosed by timber fencing and enjoys a sunny aspect with a private outlook, not overlooked by neighbouring properties. The space is mainly laid to lawn and edged with shrub and flower beds, creating a pleasant and manageable outdoor area.

A large paved sun terrace sits directly outside the sitting room, complete with a canopy, making it a superb spot for outdoor dining and relaxation.

To the rear of the property there is a driveway providing space to park at least four vehicles, leading to a substantial double garage. The garage benefits from light and power, an electric up-and-over door, and a pedestrian door.

Useful Information

- Energy Efficiency Rating B
- Council Tax Band D
- Sustainable Wood Framed Double Glazing
- Air Sourced Heat Pump - Underfloor Heating Ground Floor - Radiators First Floor
- Management Fee - £32pcm
- Mains Connection
- Freehold

Location and Directions

Fontmell Magna is a highly sought-after Dorset village set within the Blackmore Vale, surrounded by beautiful rolling countryside. The village offers a strong sense of community and benefits from a local pub, church and village hall, with further amenities available in nearby towns such as Shaftesbury and Blandford Forum. The area is renowned for its scenic walking routes and rural charm, making it an attractive location for those seeking a peaceful village lifestyle while remaining well connected. Postcode SP7 0QN

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.