



Connells

Shaston Cottage Bozley Hill
Cann Shaftesbury

Shaston Cottage Bozley Hill Cann Shaftesbury SP7 0BN

for sale offers in excess of
£350,000



Property Description

Set in a desirable rural location just a short drive from Shaftesbury, this charming two-bedroom cottage offers a blend of character and practical living.

The accommodation comprises a kitchen, cosy sitting room with fireplace, sun room and ground floor shower room, while upstairs are two well-proportioned bedrooms.

Outside, the low-maintenance garden provides access to the garage. Across the road, a further garden enjoys stunning countryside views and benefits from off-road parking and two timber outbuildings currently used as home offices.

A unique country cottage offering charm, flexibility and beautiful rural surroundings.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Door to the front leading to the entrance hall.

Entrance Hall

Storage cupboard with space for a fridge/freezer underneath.

Shower Room

Window to the rear, shower cubicle with an electric shower, WC and a wash hand basin.

Kitchen

Window looking out to the sun room, stainless steel sink and drainer, space for an oven, work surface with storage above and below and stairs to the first floor.

Lounge

Windows to the front and two small windows to the side, night storage heater and door to the sun room.

Sun Room

French doors and windows on to the garden paid to paving.

Garden

Laid to paving with access to the garage.

Garage

Double garage with windows to both sides.

Further Garden

Across the road from the property is another garden with off street parking for 3-4 cars, laid to lawn with a path leading to two purpose built timber out buildings with electric and heating. Currently used by the current vendor as office space. Both with stunning countryside views.

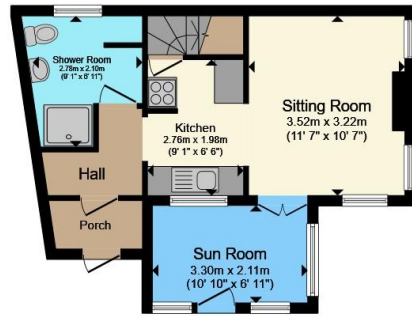
Parking

Driveway to the rear of the property for 1-2 cars, ample further parking across to the road from the property for 3 large cars, owner currently storing boat on the space.

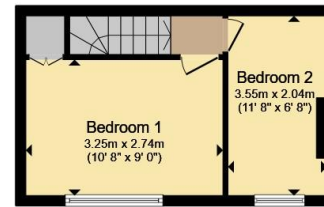




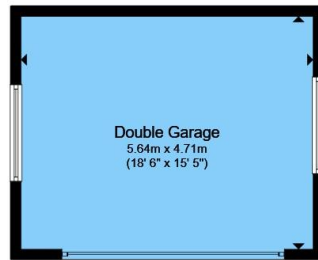




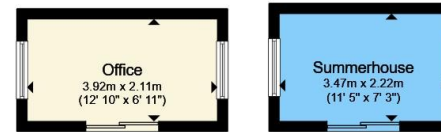
Ground Floor



First Floor



Garage



Outbuilding

Total floor area 105.4 m² (1,134 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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34 High Street
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EPC Rating: E Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SFT306363



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Property Ref: SFT306363 - 0008