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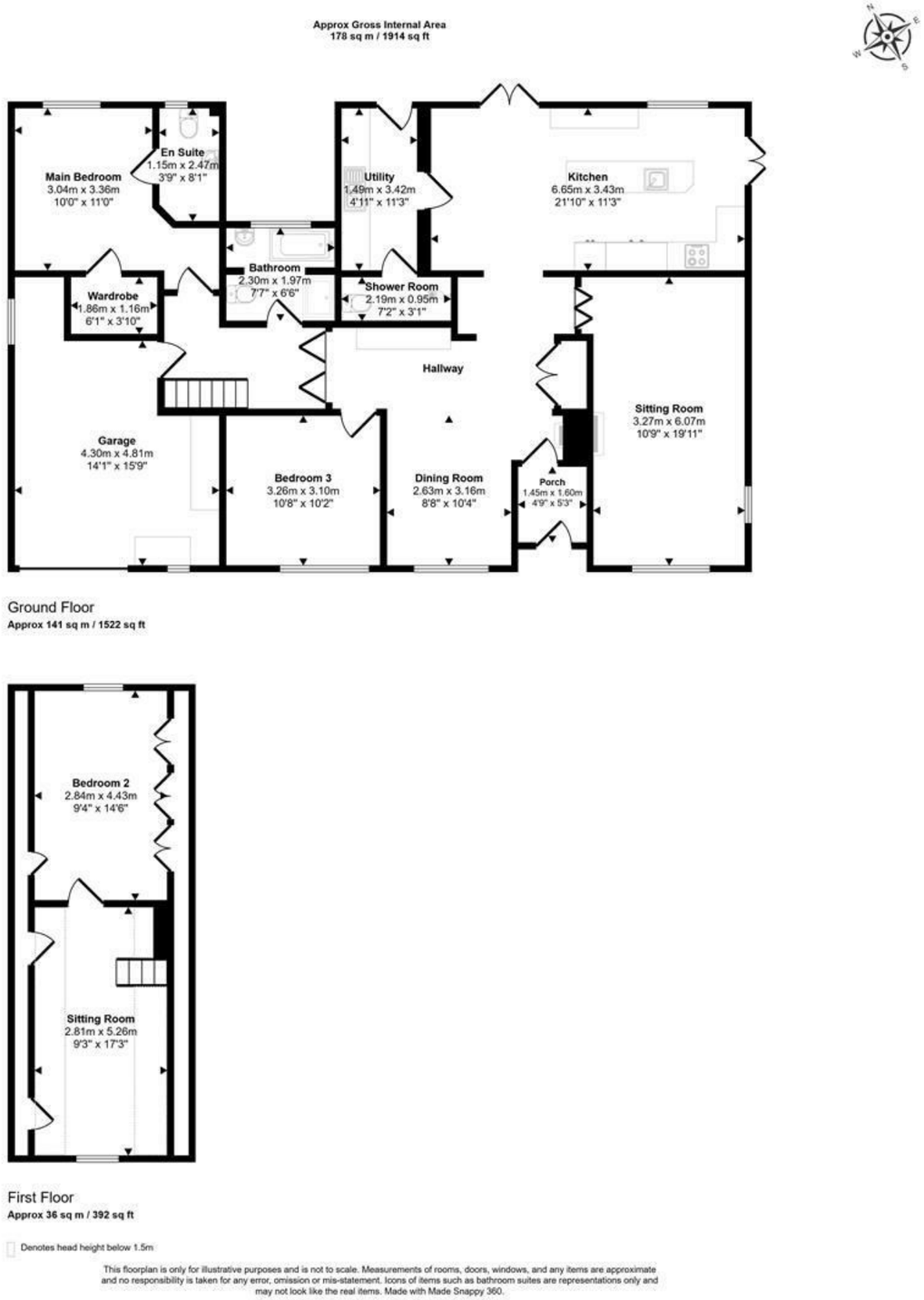
Foots Hill
Shaftesbury

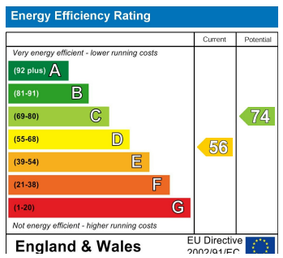
Guide Price
£575,000

This beautifully presented detached chalet bungalow offers over 1,900 sq ft of versatile accommodation in the idyllic hamlet of Cann, within the Cranborne Chase Area of Outstanding Natural Beauty. It has three bedrooms, two sitting rooms, a stunning kitchen breakfast room of almost 22ft and beautifully landscaped gardens, as well as a generous gated driveway and an integral garage.

The current owners have lovingly improved the home over the past ten years, including a beautifully updated kitchen breakfast room and an air source heat pump installed in 2021. The accommodation comprises an entrance porch and hallway, a sitting room with wood burning stove, a dining room, the kitchen breakfast room, a utility room, a family bathroom, a shower room and two bedrooms, the principal bedroom with walk-in wardrobe and en suite. On the first floor there is a further double bedroom and a second sitting room, which would equally suit a fourth bedroom. Outside, there is a gated driveway for several vehicles, an integral garage, a garden room and enclosed landscaped gardens overlooking open fields.

Cann sits just south east of the Saxon hilltop town of Shaftesbury, with its independent shops, cafés and schooling, while glorious countryside walks start right on the doorstep. A viewing is essential to appreciate everything that this property has to offer.





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The Property

Inside
Ground Floor
Entered through a porch, the hallway leads through to the principal ground floor rooms. The sitting room is a spacious reception space whilst a separate dining room offers a dedicated area for entertaining.
The kitchen breakfast room is a particular highlight, fitted with a range of stylish shaker units with wood and stone worktops, integrated double oven and electric hob, and a breakfast bar with space for a seating area. Two sets of French doors open directly onto the landscaped rear and side gardens, flooding the room with natural light and creating a wonderful connection between inside and out. A separate utility room leads off from this area of the house.
The principal bedroom benefits from a dedicated en suite, with a family bathroom and a separate shower room also found at this level, serving the remainder of the accommodation.

First Floor
Stairs rise to the first floor where two well proportioned bedrooms are found, one of which is currently used as an additional sitting room but would equally lend itself as a fourth bedroom subject to requirements.

Outside
Garden
Arranged across several distinct areas of interest, the gardens are a real feature of the property. To the rear, a beautifully landscaped patio and decking area with shingle, a wildlife pond and water feature creates a peaceful and private outdoor retreat. A side garden is laid to lawn and houses a recently added stylish wooden garden room along with useful storage. The gardens are fully enclosed and thoughtfully arranged throughout.

Parking
To the front, a generous gated gravel driveway offers parking for multiple vehicles and leads to the integral garage, providing a practical and secure arrangement.

Useful Information

Energy Efficiency Rating D
Council Tax Band D
Septic Tank Drainage
Air Source Heat Pump
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

Location and Directions

Cann is a peaceful and sought-after hamlet situated to the south east of Shaftesbury, set within the Cranborne Chase Area of Outstanding Natural Beauty. The nearby hilltop Saxon market town of Shaftesbury offers a good range of independent shops, cafes, restaurants and everyday amenities, along with a supermarket, cottage hospital and schooling for various ages. The surrounding countryside provides exceptional walking and cycling routes through some of the most beautiful landscape in the south of England.

Postcode SP7 0BW

What3words ///order.unravel.committee

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