Morton • New

selling and letting properties

Shaftesbury Road
East Knoyle

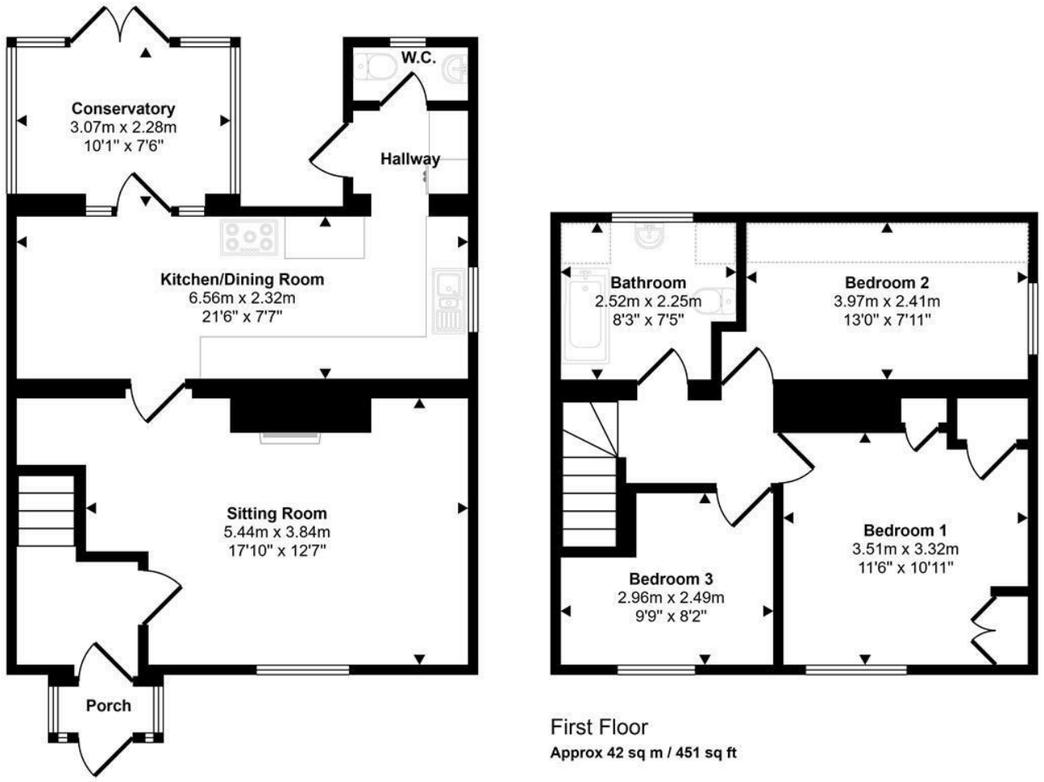
Offers In Excess Of
£295,000

A charming three bedroom semi detached cottage believed to date to the 1830s, set within the sought after Wiltshire village of East Knoyle, famously the birthplace of Sir Christopher Wren. The village offers a shop, post office, public house and church, with the towns of Shaftesbury and Gillingham both within easy reach.

Lovingly maintained for over twenty two years and presented in excellent order throughout, the cottage retains a wealth of wonderful period character including exposed ceiling beams, exposed brickwork and a large brick fireplace with a woodburner. The accommodation comprises a sitting room, a kitchen diner with a conservatory beyond, a utility area and a cloakroom on the ground floor, with three bedrooms and a bathroom on the first floor. A new oil fired boiler and a fully upgraded electrical installation have recently been carried out, adding further peace of mind to a prospective purchaser.

Outside, an enclosed rear garden is mostly laid to lawn with well planted borders. A garage and shed with power are located in Leigh Lane to the rear of the property, alongside a parking space. Offered for sale with the benefit of no onward chain.

Approx Gross Internal Area
98 sq m / 1051 sq ft



First Floor
Approx 42 sq m / 451 sq ft

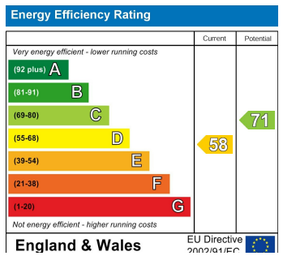
Ground Floor
Approx 56 sq m / 600 sq ft

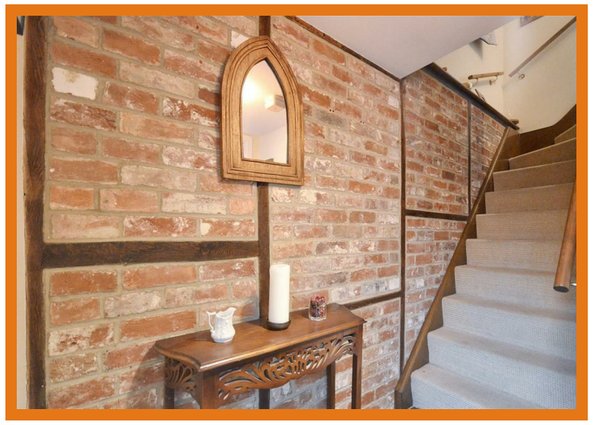
Denotes head height below 1.5m

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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk





The Property

Inside
Ground Floor
The front door opens into a useful porch where a further door opens into an inviting entrance hall with stairs rising to the first floor and a latch door into the sitting room. There are exposed brick walls with timber batons that add character to the entrance. The spacious sitting room overlooks the frontage and has exposed ceiling beams and a large brick fireplace with a timber mantelpiece and a wood burner.

A latch door opens into the combined kitchen and dining room. It is fitted with a range of floor cupboards with drawers and open ended shelves and eye level cupboards. You will find a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer. There is space for an under counter fridge. From the dining area, double doors open into the conservatory, which enjoys an outlook over the rear garden. In the rear lobby there is a tall storage cupboard plumbing for a washing machine with space above for a tumble dryer. A door opens to the cloakroom.

First Floor
On this floor you will find three bedrooms, two are double sized and there is a generously sized single bedroom. There is a also a spacious and bright bathroom that is fitted with a bath an electric shower above, a pedestal wash hand basin and a WC.

Outside
Garage and Parking
These are both located in Leigh Lane and are behind the property. There is a garage and shed with electric sockets and light, plus parking for one car in front of the garage.

Garden
To the rear of the cottage there is a manageable garden that is mostly laid to lawn and bordered by beds that are planted with a variety of shrubs and flowers. It is fully enclosed.

Useful Information

Energy Efficiency Rating D
Council Tax Band D
uPVC Double Glazing
Oil Fired Central Heating from the Stanley range, which also does the hot water and cooking.
Mains Drainage
Freehold
No Onward Chain

Location and Directions

The cottage is located in the desirable village of East Knoyle -famous for being the birthplace of Sir Christopher Wren, offers good local facilities including a village shop/post office, public house and church. The village is within easy reach of the A303 with its links to London and the West Country. Close by are the towns of Shaftesbury and Gillingham which have a good range of further facilities including mainline train station at Gillingham.
Postcode - SP3 6AR
What3words -universal.decanter.bloom

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 firms employment has the authority to make or give any representation or warranty in respect of the property.