





West Street, Fontmell Magna, Shaftesbury, Dorset, SP7 0PF

What 3 Words: [///streak.nourished.resources](https://streak.nourished.resources)



Key Features

- No Forward Chain
- Charming Two Bedroom Cottage
- Grade II Listed
- South Facing Rear Garden Of Over 150ft
- Outbuildings
- Off Road Parking
- Newly Upgraded Boiler

Tenure: Freehold | EPC Rating: N/A | Council Tax Band: D |

Services: Oil Fired Central Heating and Septic Tank Drainage. Mains water and electricity are connected.

Location

The picturesque and traditionally English village of Fontmell Magna offers a strong level of excellent local facilities which include a post office/store serving homemade cakes and coffees, a well-regarded Village Hall that plays host to regular community activities and events and a parish church. The Fontmell Pub provides an excellent eatery with a enticing atmosphere for both inside and outdoor dining whilst further afield are a number of Farm Shops selling local produce. The local school, Saint Andrews Primary School, has national accreditations for music, art and sport. Additionally, it should be noted that Fontmell Managa has a wonderful array of countryside walks from the doorstep, including to the Fontmell Downs which offer spectacular views of the Blackmore Vale. The nearby, historic town of Shaftesbury provides a larger selection of amenities whilst there are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country.

Overview

Positioned in the heart of Fontmell Magna is this charming two-bedroom, thatch cottage that boasts a south facing rear garden of in excess of 150ft. The property is Grade II listed, being sold with no forward chain and provides parking to the rear of the garden.

Inside the Home

Bursting with characterful charm, the ground floor comprises a welcoming sitting room, centred around the impressive inglenook fireplace which provides a cosy focal point.

A separate dining room offers an ideal space for entertaining or family meals, while the galley kitchen provides practical workspace. Also on the ground floor is a study, offering a useful area for home working or hobbies, together with a shower room. To the first floor are two well-proportioned bedrooms, each enjoying the character expected of a property of this era, along with a family bathroom serving the accommodation.

Outside Space

The property benefits from a delightful south-facing rear garden extending to over 150ft in length, providing a wonderful outdoor space that enjoys sunlight throughout the day.

The garden is predominantly laid to lawn, interspersed with well-stocked flower beds and borders that provide seasonal colour and interest.

Immediately accessed from the property is a patio to create an appealing alfresco dining spot whilst to the rear of the garden are vegetable patches. There is also a workshop together with additional garden storage.

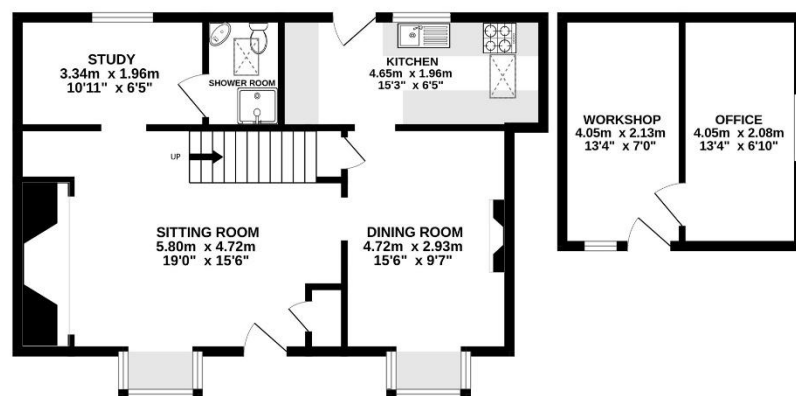
Parking for the home is situated to the rear of the garden, accessed from a track to the right of the property itself.



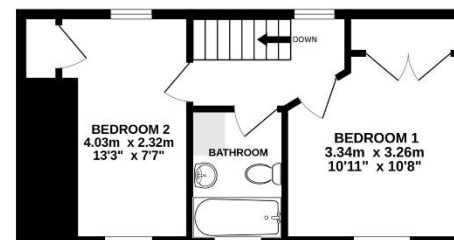
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GROUND FLOOR
69.2 sq.m. (745 sq.ft.) approx.



1ST FLOOR
29.7 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA : 98.9 sq.m. (1064 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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11 April 2026