





Downside , Melbury Abbas, Shaftesbury, Dorset, SP7 0DU

What 3 Words: ///sides.letters.repayment



## Key Features

- Grade II Listed Cottage
- Adorning Views Across The Dorset Countryside
- Stunning, Well-Manicured Gardens
- Characterful Cottage With Plentiful Original Features
- Numerous Outbuildings
- Ample Off Road Parking

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

**Services:** The property is warmed via electric heating with an LPG gas supplies the Rangemaster and gas fire that has been styled to a log burner effect.

Drainage is provided via a private septic tank.

The property has been rewired in October 2023.

## Location

The picturesque North Dorset village of Melbury Abbas is situated at the foot of Spredaeagle Hill between Blandford and Shaftesbury. Mentioned in the ' Domesday Book' as 'Meleberie', the shape of the village has changed little over the centuries with its heart in agriculture. St. Thomas's Church with its tower is roughly in the centre of the community. The area is within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and with its undulating countryside offers several beautiful walks. The nearby market town of Shaftesbury plays host to a wide variety of amenities, schools and leisure facilities whilst mainline train stations are located within the surrounding village of Tisbury (10 miles) or town of Gillingham (12 miles).

## Inside the Home

Delightfully set in the foothills of Melbury Beacon, ideal for countryside walks from the doorstep, Downside offers an endearing combination of practical and cosy accommodation throughout. The house comprises a triple aspect sitting room complete with a feature fireplace, secondary glazing and French Doors leading to the garden before a separate doorway leads to the sun room. Further connected is the dining room that also gives access to the kitchen and generous walk-in larder as well as an elevated conservatory to take in the pleasant surrounds. Numerous storage cupboards, a cloakroom and two separate staircases complete the ground floor whilst upstairs boasts three sizeable bedrooms.

The principal room has been enhanced by the recent addition of an ensuite shower room where as the family bathroom is a traditional suite with a shower over bath facility. Available for new ownership for the first time this century, Downside is an exciting opportunity for those looking for a well-positioned home in the country and must be viewed to fully appreciate the wonderful levels of accommodation.

## Outside Space

Conveniently located throughout the grounds are several brick-built storage and potting sheds, a summer house and a generously sized garage complete with power and light. Parking is provided both to the front of the garage and also by a driveway leading to a shingled hard standing, with parking for 4/5 vehicles.

The gardens themselves are a haven of established flower beds, mature trees and a well-kept lawn ideal for family living, those with a keen interest in horticulture or those that wish to provide outdoor entertaining space.

