





Green Acres , Charlton, Shaftesbury, Dorset, SP7 0EN

What 3 Words: ///crumbles.lasts.meatball



Key Features

- Detached Home In A Rural Setting
- Flexible Accommodation To Suit A Variety Of Homeowners
- Popular Rural Hamlet With The Cranborne Chase AONB
- Open Plan Living Dining Room
- Delightful Views Across Open Countryside
- Pleasant Wrap-Around Garden

Tenure: | **EPC Rating: D** | **Council Tax Band: E** |

Services: Mains water, drainage and electricity are connected to the property. The property is warmed via an oil-fired central heating system.

Location

The village of Charlton is situated within the Cranborne Chase AONB and enjoys being located within a dark skies reserve whilst geographically lying within easy reach of Tisbury, with its independent shops and galleries and main line station to Waterloo (1hr 40 mins) and the South West, and the ancient hilltop town of Shaftesbury. The village is situated in an area of outstanding natural beauty offering enormous potential for walking, riding, and cycling, with the Chalke Valley a short drive away.

Shaftesbury, a few minutes drive, has an excellent weekly produce market, hotels, restaurants, The Shaftesbury Arts Club and numerous other amenities. The A303 is 5 miles away giving fast access towards London and the South West. There is also a range of excellent primary and secondary schools locally.

Overview

An extended chalet bungalow being offered for sale within the popular rural hamlet of Charlton, Shaftesbury overlooking adjoining farmland and countryside.

Inside the Home

The accommodation comprises a useful boot and utility room immediately accessed from the driveway with the main living areas positioned to the far end of the property to overlook the garden, Downs and fields beyond. Here, a kitchen boasts two sides of floor and wall mounted storage cupboards, with ample workspace and appliance space. The sitting room has been opened into the dining room creating a free flowing entertaining space whilst the ground floor also hosts a recently updated family bathroom and two double bedrooms.

Enclosed stairs lead to a further bedroom, this time complete with storage and an ensuite shower room as well as further storage via the eves.

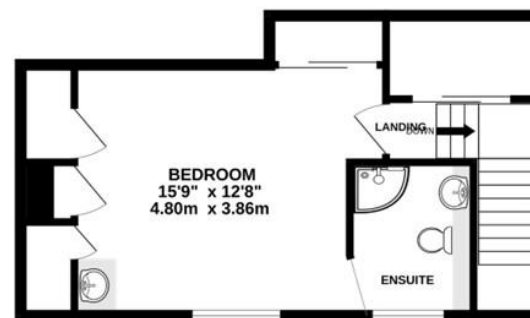
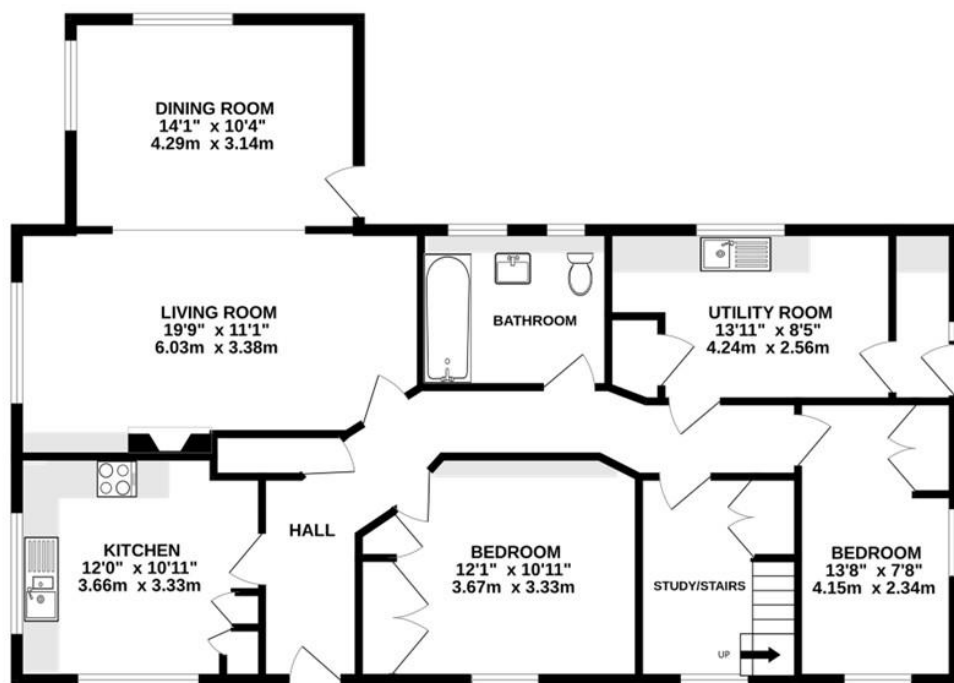
Outside Space

Front: An extended driveway offers plentiful off-road parking for a number of vehicles. The remainder of the front garden is laid to lawn, bordered by established hedgerow for privacy and colour.

Rear: With a North Westerly aspect, the rear garden is a pleasant size and overlooks the adjoining farmland. Outbuildings include a storage shed and greenhouse whilst a secluded patio gives space for outdoor dining or seating.

Strictly by appointment only via Boatwrights Estate Agents.
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Total Approx Internal Area: 128 SqM (1378 SqFt)



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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

28 May 2026