

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Shillingstone
Dorset, DT11 0QT

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FREEHOLD PRICE: Offers over £300,000

A deceptively spacious extended 200 year old character end of terrace cottage set in the Shillingstone countryside with three double bedrooms, four reception rooms, garden room, garage with parking and a southerly facing corner plot garden.

- Entrance hall with window overlooking looking the side garden
- Kitchen with range of floor and wall mounted units, space for various appliances overlooking garden
- Breakfast room set off the kitchen with garden views
- Internal hallway with storage cupboards and access to ground floor bathroom
- Ground floor bathroom with wall mounted wash hand basin, WC and bath with electric shower over
- Dining room with wood burning stove (currently out of use), window with front aspect and under stairs storage
- Generous size study with twin aspect and garden views
- Good size sitting room with wood burning stove, window with front aspect and access to spacious conservatory
- Three double bedrooms set off the landing with views of the field opposite and duck pond
- Bedroom one with twin aspect and bedroom two and three with fitted wardrobes
- First floor cloakroom with wall mounted wash hand basin and WC
- NB: The property has no central heating and is heated via the wood burning stove and plug in electric heaters
- Septic tank
- Outside: A generous well-kept mature southerly facing garden with rear access to garage with an up and over door, good size wooden shed. Fields adjacent often have sheep and horses and the duck pond attracts many wild birds

Shillingstone benefits from a real village community. The area is renowned for some excellent schools including Clayesmore, Milton Abbey, Bryanston, Sandroyd, Knighton House, Hanford and the Sherborne schools together with very good State schools at Blandford and Sturminster Newton. The Church Centre also operates as a post office and café. There are a number of bridleways and footpaths over the surrounding countryside with many walks on the doorstep. The larger towns of Poole, Dorchester and Salisbury are all approximately 20 miles away. Trains to London Waterloo from Salisbury take about an hour and a half.

COUNCIL TAX BAND: D EPC RATING: F

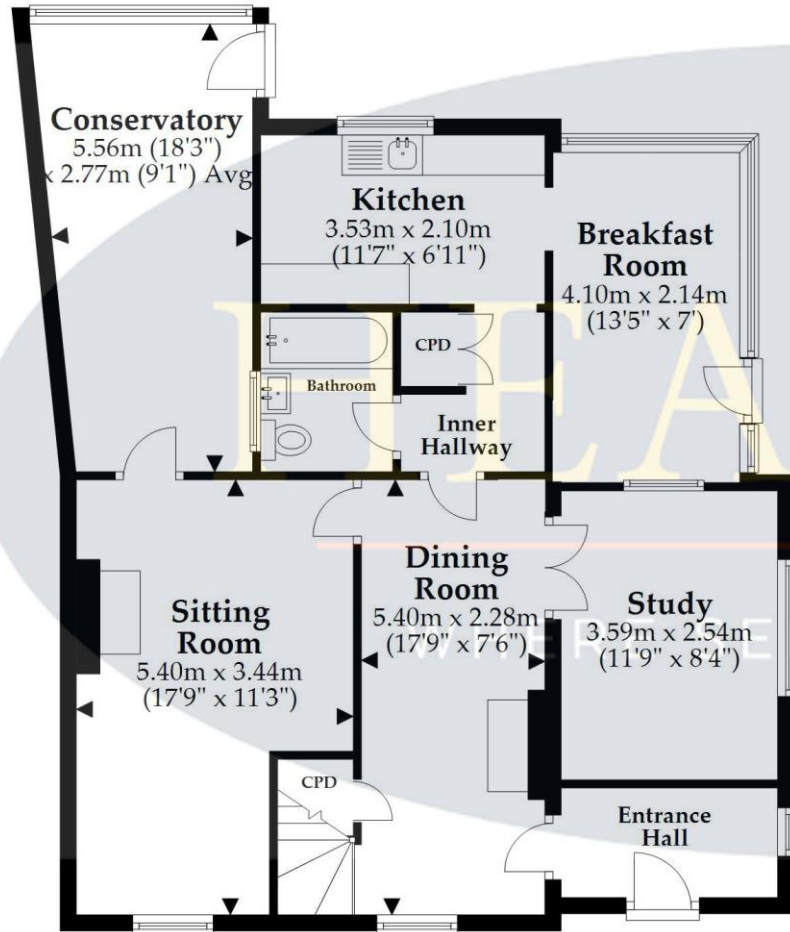
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Ground Floor

Approx. 85.7 sq. metres (922.6 sq. feet)



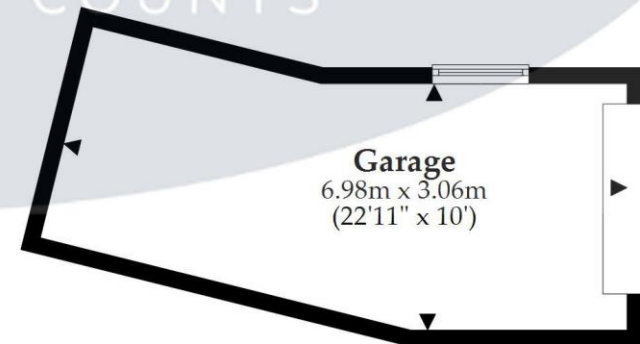
First Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



Garage

Approx. 20.3 sq. metres (218.1 sq. feet)



Total area: approx. 152.1 sq. metres (1636.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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