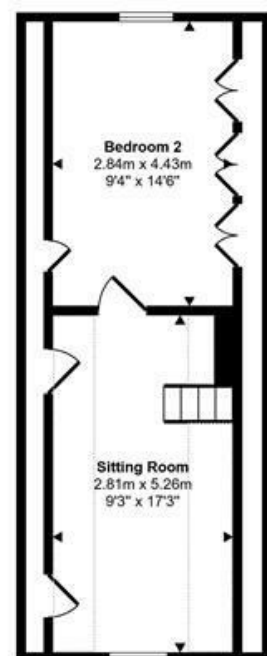


Ground Floor  
Approx 141 sq m / 1522 sq ft



First Floor  
Approx 36 sq m / 392 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.



Foots Hill  
Shaftesbury

Offers In Excess Of  
£600,000

A charming and beautifully presented detached chalet bungalow, offering well-proportioned and versatile accommodation throughout, situated within the peaceful hamlet of Cann to the south east of Shaftesbury, within the Cranborne Chase Area of Outstanding Natural Beauty. Thoughtfully improved over ten years by the current owners, the property benefits from a beautifully updated kitchen breakfast room and an air source heat pump installed in 2021.

The accommodation is arranged to provide a flexible and practical layout, with the ground floor offering the majority of the living space. A generous sitting room and a separate dining room sit alongside a standout kitchen breakfast room with two sets of French doors opening directly onto the landscaped rear and side gardens. A separate utility room, shower room and bathroom complete the ground floor, along with the principal bedroom which benefits from an en suite.

To the first floor, two further bedrooms are found, one of which is currently used as an additional sitting room but would equally lend itself as a fourth bedroom.

Outside, the property is further enhanced by beautifully arranged gardens, a stylish garden room, an integral garage and generous gated driveway parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## The Property

### Inside

#### Ground Floor

Entered through a porch, the hallway leads through to the principal ground floor rooms. The sitting room is a spacious reception space whilst a separate dining room offers a dedicated area for entertaining.

The kitchen breakfast room is a particular highlight, fitted with a range of stylish shaker units with wood and stone worktops, integrated double oven and electric hob, and a breakfast bar with space for a seating area. Two sets of French doors open directly onto the landscaped rear and side gardens, flooding the room with natural light and creating a wonderful connection between inside and out. A separate utility room leads off from this area of the house. The principal bedroom benefits from a dedicated en suite, with a family bathroom and a separate shower room also found at this level, serving the remainder of the accommodation.

#### First Floor

Stairs rise to the first floor where two

well proportioned bedrooms are found, one of which is currently used as an additional sitting room but would equally lend itself as a fourth bedroom subject to requirements.

### Outside

#### Garden

Arranged across several distinct areas of interest, the gardens are a real feature of the property. To the rear, a beautifully landscaped patio and decking area with shingle, a wildlife pond and water feature creates a peaceful and private outdoor retreat. A side garden is laid to lawn and houses a recently added stylish wooden garden room along with useful storage. The gardens are fully enclosed and thoughtfully arranged throughout.

#### Parking

To the front, a generous gated gravel driveway offers parking for multiple vehicles and leads to the integral garage, providing a practical and secure arrangement.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band D

Septic Tank Drainage  
Air Source Heat Pump  
Upvc Double Glazing  
Freehold  
Vendors will need to find onward purchase

### Location and Directions

Cann is a peaceful and sought-after hamlet situated to the south east of Shaftesbury, set within the Cranborne Chase Area of Outstanding Natural Beauty. The nearby hilltop Saxon market town of Shaftesbury offers a good range of independent shops, cafes, restaurants and everyday amenities, along with a supermarket, cottage hospital and schooling for various ages. The surrounding countryside provides exceptional walking and cycling routes through some of the most beautiful landscape in the south of England.

Postcode SP7 0BW

What3words [///order.unravel.committee](https://www.what3words.com/order.unravel.committee)

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