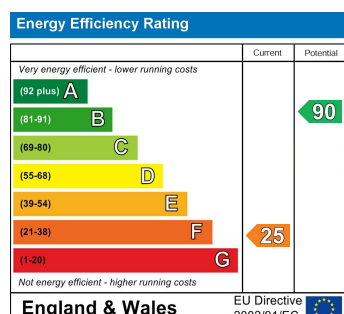


Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



Morton • New

selling and letting properties



Shepherds Hill
Buckhorn Weston

Guide Price
£270,000

A charming detached cottage set in a peaceful rural village location within the heart of the Blackmore Vale, enjoying open countryside views and a wonderful sense of privacy. Shepherds Hill is a well-regarded village position, within comfortable reach of Gillingham, yet surrounded by rolling countryside and scenic walks straight from the front door, with the popular Stapleton Arms public house within walking distance.

The property has been owned by the current vendors for approximately 20 years and has been well cared for during their tenure. While offering comfortable accommodation as it stands, the cottage also presents scope for sympathetic updating to suit a purchaser's own style and requirements. A particular highlight is the detached garden studio, providing excellent flexibility for home working, hobbies or occasional guest use.

The gardens are mature, established and very private, creating an attractive setting that complements the rural surroundings. This is an ideal opportunity for those seeking a character home in a quiet village environment, with countryside views and versatile additional space, while still being within reach of town amenities.



The Property

Accommodation

Inside

The accommodation is arranged to provide a practical and characterful layout. The reception room is a welcoming space, enjoying a pleasant outlook and offering ample room for seating and everyday living.

The kitchen is a traditional galley-style room with wood units and laminate worktops. A window provides a lovely view over the neighbouring fields, reinforcing the rural feel of the property. While the kitchen is more traditional in style, it remains functional and offers scope for future improvement if desired.

The main double bedroom is a good size and a single bedroom on the ground floor, both of which are well proportioned and enjoy a peaceful outlook. The bathroom is fitted with

a suite comprising a bath, wash hand basin and WC. Overall, the interior of the cottage is tidy and well maintained, while offering potential for modernisation to suit personal tastes.

Outside

The garden is a particular feature of the property, being fully enclosed, extremely private and well established with lawned areas, mature trees, shrubs and planted borders. A pathway leads through the garden, creating a charming and usable outdoor space that enjoys a north-easterly aspect. There is parking for 2/3 Cars.

A detached garden studio, with electric and internet, is positioned within the grounds and offers a versatile additional space, ideal for home working, a hobby room or studio, subject to individual requirements. The garden enjoys a tranquil setting and provides an attractive extension of the living

accommodation, with countryside views enhancing the overall appeal.

Important Information

Heating: Electric storage heating
 Drainage: Mains
 Water: Mains
 Windows: uPVC double glazing
 EPC Rating: TBC
 Council Tax Band: C
 Tenure: Freehold
 Planning application number: P/FUL/2023/06194

Location

What3words -
 marching.yacht.recital

Postcode - SP8 5HX

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.