

The Street  
East Knoyle

Guide Price  
£535,000

Set in a picturesque village in an Area of Outstanding Natural Beauty, this exceptional semi-detached cottage offers the perfect blend of historic charm and modern family living. With roots dating back to the 1700s and thoughtfully extended over the years, this home has been lovingly cared for as a cherished family home for more than 40 years—making it a truly special place for creating lasting memories.

The property features three to four generously sized double bedrooms, offering plenty of space for growing families. The versatile layout includes three to four reception rooms, ideal for creating distinct spaces for relaxation, play, and work. Imagine cosy evenings in the sitting room by the inglenook fireplace and wood burner, or opening the double doors into the adjoining dining room or playroom for family gatherings. There's also a bright conservatory for unwinding in the sunshine, plus a dedicated study that can easily double as a fourth bedroom to suit your needs.

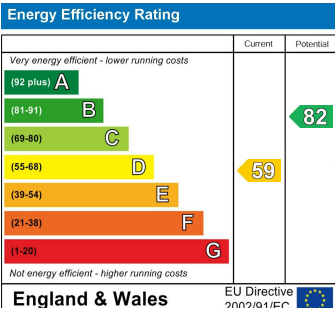
At the heart of the home is the expansive L-shaped kitchen/family/dining room—a warm and welcoming hub where everyone can come together to cook, dine, and share stories. With a convenient ground-floor shower room and a modern first-floor family bathroom, the home is perfectly designed to meet the needs of busy family life.

The outdoor spaces are equally impressive, featuring excellent off-street parking—essential for the village—and a large, private rear garden. This tranquil space is ideal for children and pets to play, for entertaining guests, or simply for relaxing as a family.

Conveniently located close to village amenities, schools, and surrounded by beautiful countryside, this unique home offers the perfect balance of community and rural living. With over four decades as a beloved family home, it's ready to welcome its next chapter of joy and togetherness.

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## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a good sized, inviting entrance hall with an attractive and practical wood style floor. Doors lead off to the sitting room, kitchen/family room and the study. The generously sized sitting room looks out over the lane to the front and retains character features, such as, window seats, exposed ceiling beam and a wonderful inglenook fireplace with Bressumer beam and a wood burner. A latch door opens to the staircase and double paned glass doors open to the dining room. This room offers great flexibility and can be tailored to suit your own needs. It too, has character features with exposed painted ceiling beams and wall timbers and has a wood style floor that adds warmth to the room.

Double doors from the dining room open into a bright and spacious conservatory with a tiled floor and double doors opening to the rear seating area plus a further door to the L shaped kitchen/family room. This offers great space and will certainly be the hub of the next household - there is plenty of room for dining, playing, study and cooking. It is fitted with a range of farmhouse style kitchen unit consisting of floor cupboards, drawer unit and eye level cupboards and cabinets with counter lighting beneath. There is a breakfast bar and generous

amount of work surfaces with a tiled splash back and sink with a waste disposal feature. The eye level double electric oven is built in and there is a gas hob (bottled) with an extractor hood above. The recently replaced fridge and dishwasher are integrated. For practicality, the floor is laid in a stone tile.

Also on the ground floor is the study that could double as a bedroom or play room, utility room housing the oil boiler and fitted with floor and eye level cupboards and work surfaces plus space and plumbing for a washing machine. There is also access to the rear garden. The ground floor shower room is fitted with a vanity wash hand basin, WC and corner shower cubicle with an electric shower.

##### First Floor

On this floor there are three double sized bedrooms, two with outlook to the front and a countryside view, whilst the other bedroom looks out over the rear garden. The bathroom is fitted with a modern suite consisting of pedestal wash hand basin, WC and bath with shower attachment and choice of shower head.

#### Outside

##### Parking

To the side of the cottage there is a large tarmac drive with space for motorhome, caravan, boat etc plus parking for three cars. Concealed behind a fence is the oil tank, log store and space for bins. A timber gate opens to

the rear garden.

#### Garden

There is a paved seating area, partly enclosed by an old stone wall, and provides excellent privacy with steps rising to the main body of the garden. This is primarily laid to grass and planted with trees and shrubs. There is another seating area as well. It is a good size, fully enclosed benefitting from good privacy and a sunny aspect.

#### Useful Information

Energy Efficiency Rating D  
Council Tax Band D  
uPVC Double Glazing  
Oil Fired Central Heating  
Mains Drainage  
Freehold

#### Directions

##### From Gillingham

Leave Gillingham via Newbury heading towards Shaftesbury. At the first roundabout (Ivy Cross) take the second exit heading to Warminster on the A350. After about four miles you will arrive at The Turnpike. Take the next turning left to the village and continue forward. The property will be found on the left hand side just before the turning for the shop. SP3 6AL

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