





The Property

Accommodation

Inside

Ground Floor

The front door opens into a useful porch where a further door opens into an inviting entrance hall with stairs rising to the first floor and a latch door into the sitting room. There are exposed brick walls with timber batons that add character to the entrance. The spacious sitting room overlooks the frontage and has exposed ceiling beams and a large brick fireplace with a timber mantelpiece and a wood burner.

A latch door opens into the combined kitchen and dining room. It is fitted with a range of floor cupboards with drawers and open ended shelves and eye level cupboards. You will find a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer. There is space for an under counter fridge and the oil fired Stanley provides cooking facilities, heating and hot water. From the dining area, double doors open into the conservatory, which enjoys an

outlook over the rear garden. In the rear lobby there is a tall storage cupboard plumbing for a washing machine with space above for a tumble dryer. A door opens to the cloakroom.

First Floor

On this floor you will find three bedrooms, two are double sized and there is a generously sized single bedroom. There is also a spacious and bright bathroom that is fitted with a bath an electric shower above, a pedestal wash hand basin and a WC.

Outside

Garage and Parking

These are both located in Leigh Lane and are behind the property. There is a garage and shed plus parking for one car in front of the garage.

Garden

To the rear of the cottage there is a manageable garden that is mostly laid to lawn and bordered by beds that are planted with a variety of shrubs and flowers. It is fully enclosed.

Useful Information

Energy Efficiency Rating F
Council Tax Band D
uPVC Double Glazing
Oil Fired Central Heating from the Stanley range, which also does the hot water and cooking.
Mains Drainage
Freehold
No Onward Chain

Location and Directions

The cottage is located in the desirable village of East Knoyle -famous for being the birthplace of Sir Christopher Wren, offers good local facilities including a village shop/post office, public house and church. The village is within easy reach of the A303 with its links to London and the West Country. Close by are the towns of Shaftesbury and Gillingham which have a good range of further facilities including mainline train station at Gillingham.
Postcode - SP3 6AR
What3words -universal.decanter.bloom

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