



The Cross
Blandford Forum

Guide Price
£265,000

A delightful semi detached Victorian cottage with two double bedrooms, outside space and parking and located in the heart of the sought after and desirable village of Shillingstone. The village has a range of facilities, which include a public house, petrol station with shop plus a Co-op convenience store. There is also the Trailway with the old railway station and café plus a large seven acre recreation ground and a primary school. The village lies 4 miles from the market town of Sturminster Newton and 6 miles from Blandford Forum in the opposite direction, both of which offer a comprehensive range of amenities including secondary and further educational establishments.

Having been a beloved home for the past decade, this cottage has been thoughtfully updated to meet modern needs while retaining its historical charm. A new fireplace has been installed in the sitting room with multi-fuel burner and tiled hearth, which gives a cosy ambiance and adds a touch of warmth and character, the addition of a downstairs WC adds convenience, while the new kitchen with soft-closing doors and oak work surfaces is a chef's dream and has plenty of space for a dining table and chairs. Outside, parking has been created, providing enough room to park two cars and the private courtyard, complete with an undercover area, provides a tranquil space to relax and entertain, perfect for enjoying the British weather in style.

This delightful home must be viewed to fully appreciate how it will satisfy many prospective buyers' needs - a fabulous full time residence or equally a great lock up and leave UK base as well as a wise investment for the rental market. An early viewing is strongly advised as this type of home in this location will not be on the market for long.



Total area: approx. 73.4 sq. metres (789.8 sq. feet)

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



The Property

Accommodation

Inside

Ground Floor

The front door opens into a nicely proportioned sitting room with bow window to the front of the property and fireplace with a tiled hearth and wood burner. The flooring is laid to wood effect laminate. Open trend staircase with recess underneath rises to the first door and paned glass door opens to a bright and room combined kitchen and dining room. This has two windows to the side and part glazed door to the side opening to a covered area and the courtyard garden. The kitchen is fitted with a range of contemporary soft closing handleless units consisting of floor cupboards, separate drawer units and eye level cupboards. There is a generous amount of oak work surfaces with matching upstand and stainless steel sink and drainer with swan neck mixer tap. Included is a built in electric oven and gas hob with tiled splash back and extractor hood above plus space and plumbing for a washing machine and

recess for a fridge/freezer. The floor is laid to tile. Also on the ground floor is a useful WC.

First Floor

Stairs rise to the landing where there is access to a good sized loft space and panelled doors to all rooms. Bedroom one is to the rear of the cottage and has a window to the side with view of the courtyard garden and bedroom two is to the front and retains an original Victorian fireplace with black iron grate. The bathroom has been updated to a modern suite consisting of low level WC with dual flush facility, 'P' shaped bath with mains shower over with choice of hand held or monsoon shower head and a pedestal wash hand basin. There is also a traditional style radiator/heated towel rail and wood effect laminate flooring.

Outside

Parking and Courtyard Garden

To the side of the cottage there is off road parking for two cars with a timber gate opening into the courtyard garden. This lies to the side of the cottage and is gravelled for ease of maintenance.

There is a covered area immediately to the outside of the kitchen which is ideal for alfresco dining. In addition there is a useful timber storage shed. The garden is fully enclosed and boasts a high degree of privacy.

Useful Information

Energy Efficiency Rating E
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating from a combination boiler
Mains Drainage
Freehold

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left heading towards Blandford. After about 5 miles you will arrive in the village of Shillingstone. The property will be found on the left hand side just before The Cross and turning into Church Road. Postcode DT11 0SP

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.