



## BERE MARSH COTTAGE SHILLINGSTONE, DORSET

A character house in a stunning location off a no through road  
surrounded by unspoilt countryside within the Stour Valley.



## SITUATION

Sturminster Newton 4 miles, Blandford Forum 5.5 miles, Shaftesbury 9 miles, Sherborne 15 miles

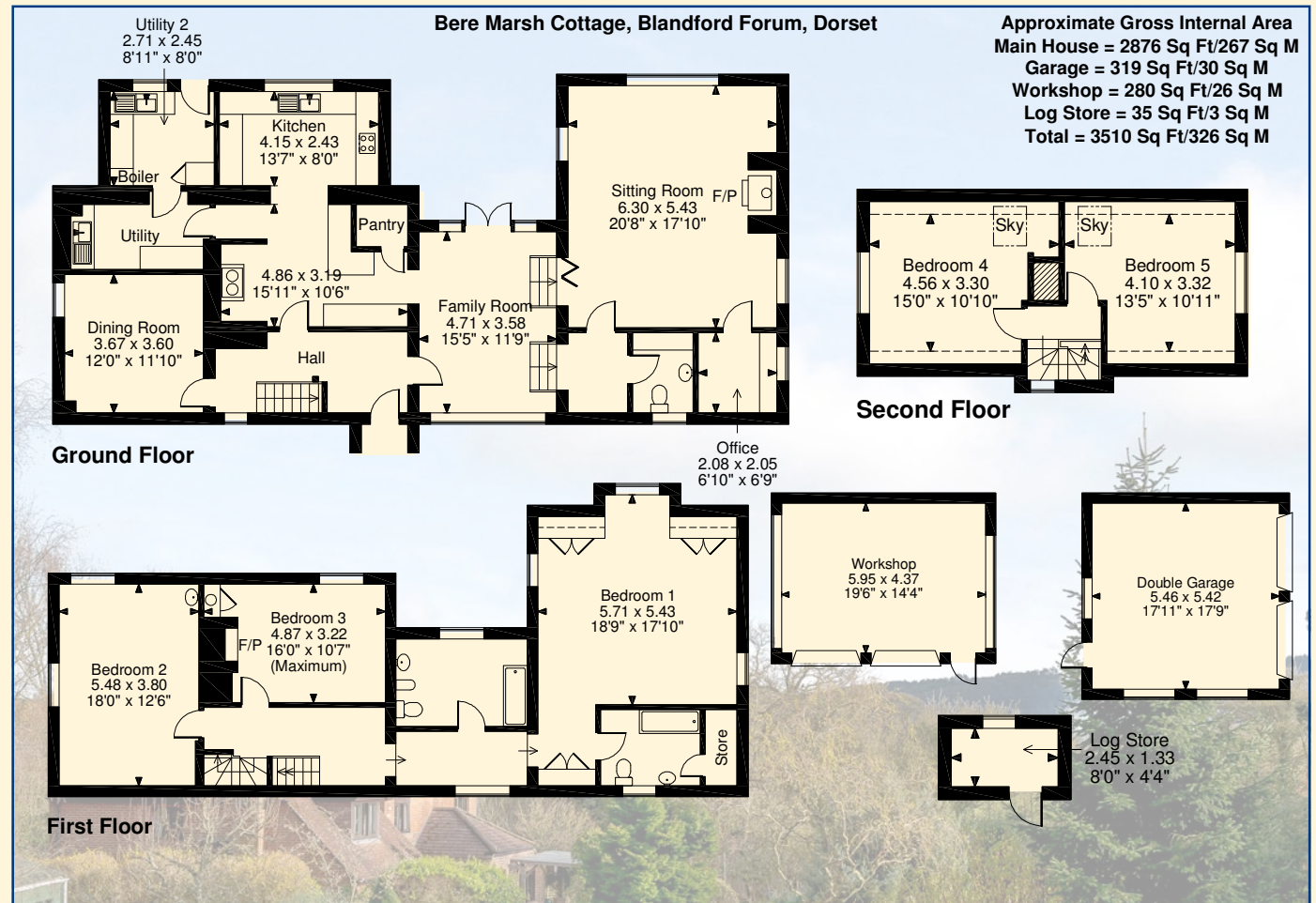
**Trains:** Gillingham to London Waterloo 2hrs, Sherborne to London Waterloo 2hrs

**International airports:** Bournemouth International 23 miles, Bristol 54 miles, Southampton 47 miles.

**Bere Marsh Cottage** is situated on the outskirts of the village of Shillingstone. The property enjoys a quiet rural location yet benefits from excellent communication links. Shillingstone benefits from a real village community. The Church Centre also operates as a Post Office two days a week. The neighbouring village of Child Okeford has an excellent range of amenities including a shop with a café and post office, two public houses, doctors' surgery, primary school, organic shop and church. The larger centres of Poole, Dorchester and Salisbury are all about 20 miles away.

**Education** The area is renowned for some excellent schools including Clayesmore, Milton Abbey, Bryanston, Sandroyd, Knighton House, Hanford and the Sherborne Schools, together with very good state schools at Blandford and Sturminster Newton. Further details can be obtained from [isc.co.uk](http://isc.co.uk) or via [schoolsearch.co.uk](http://schoolsearch.co.uk) and via the local authority at [dorset.gov.uk](http://dorset.gov.uk).

**Local, Sporting & Recreational Facilities** There are a number of bridleways and footpaths over the surrounding glorious countryside, with some of the best walking and riding right on the doorstep. Racing is at Wincanton, Bath and Salisbury. Golf at Blandford, Sherborne, Rushmore, Salisbury and Wincanton. Poole and Bournemouth are within an hour's drive and offer off-shore fishing, sailing and water sports.





## BERE MARSH COTTAGE

Situated in an attractive, quiet position, Bere Marsh Cottage comprises a versatile family home enjoying excellent views over the gardens and beyond to Hambledon Hill. The house offers light and spacious living accommodation over three floors with all the reception rooms being double aspect.

Accommodation in brief;

- Sitting Room with Inglenook Fireplace
  - Kitchen with AGA and walk-in Larder
  - Family Room
  - Study
  - 2 x Utility Rooms
  - Hall and W/C
  - Master Bedroom with Ensuite Bathroom, built in wardrobes and Linen Cupboard
  - 4 further Double Bedrooms and a Family Bathroom
- The glorious gardens wrap around the property offering a haven of privacy with mature trees and hedging. The garden is approximately 2.1 acres and mainly laid to lawn with designated areas to wildlife, a vegetable garden, mature orchard and flower beds. A wooden pergola offers shade over a patio perfect for outdoor dining. There is a gravelled driveway with a double garage (17ft x 18ft) along with a large workshop, cedar greenhouse and various garden sheds.

## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**EPC:** E. Further details are available from the sole agent.

**Council Tax:** Band G £2,507

Services Mains electricity and water with private drainage to a septic tank. Oil fired central heating

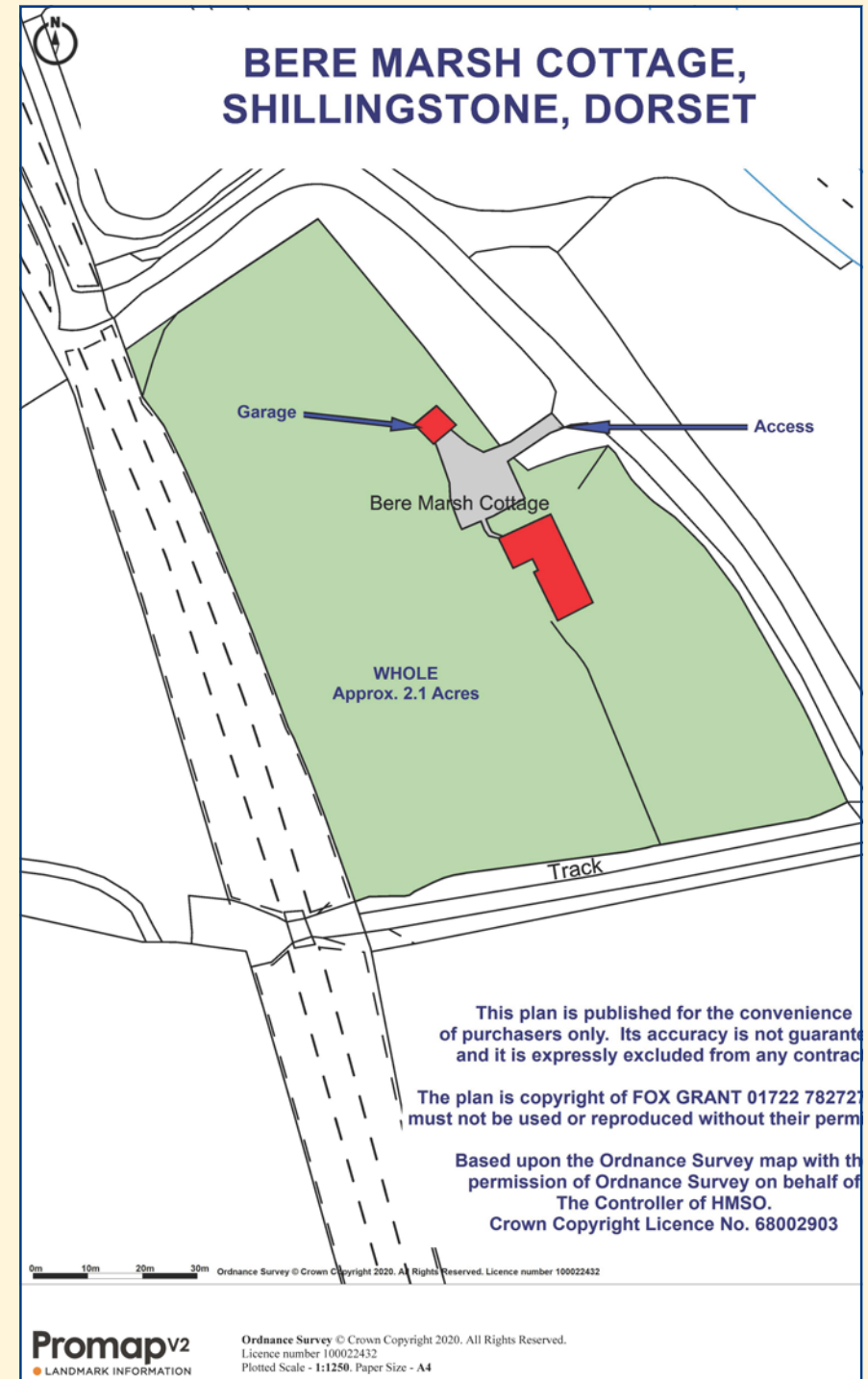
**Fixtures & Fittings:** Unless mentioned specifically by separate negotiation.

**Local Authority:** North Dorset County Council Tel: 01258 454111

**Footpaths/Rights of Way** There are no footpaths that cross the property.

**Covenants/Restrictions** No cloven hooved animals to be kept on site.

**Particulars Prepared:** by Fox Grant in March 2020.





**Fox** Grant

**BERE MARSH COTTAGE  
DT11 0QY**

### VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact Jessica Gregory or William Grant for further details: [jessica@foxgrant.com](mailto:jessica@foxgrant.com), [william@foxgrant.com](mailto:william@foxgrant.com).



Jessica Gregory



William Grant

### DIRECTIONS

From Blandford take the A357 to Sturminster Newton. Travel through Shillingstone and on exiting the village take the first right signed Child Okeford. Go under the old railway bridge and turn immediately left towards Bere Marsh Farm. Take the right hand drive past the farm and follow the lane, Bere Marsh Cottage will be on your left hand side.

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**COUNTRY  
& VILLAGE**

**FARMS, LAND &  
SMALLHOLDINGS**

✓ TRUSTPILOT  
★★★★★

**EQUESTRIAN  
SPECIALISTS**

**TOURISM  
& LEISURE**