





## SITUATION

Shillingstone 4 miles, Blandford Forum 6 miles, Sturminster Newton 6.5 miles, Shaftesbury 7 miles, Poole 20 miles

**International airports:** : Bournemouth 26 miles, Southampton 44 miles, Bristol 51 miles

**Mainline Train Services:** Gillingham or Tisbury to London Waterloo 118/113 mins

**The Thatched Cottage** is situated in the village of Shroton, in the foot of Hambledon Hill, just outside the Cranbourne Chase AONB with easy access to the A350. The village has a popular pub and there are several other country pubs nearby. Shillingstone has a tearoom, bakery, post office, shop, village hall and a church. Child Okeford offers a doctors surgery, and both Iwerne Minster & Child Okeford also have shops, pubs and post offices. Shaftesbury & Blandford Forum have more comprehensive shopping and dining facilities as well as a hospital, leisure centre, cinema and doctors surgery.

**Education** North Dorset is excellently catered for with a range of private schools in the area including Handford, Bryanston, Clayesmore, Leweston, Sherborne, Milton Abbey, Port Regis. State primary schools are at Shillingstone, Fontmell Magna and Child Okeford, with further schools at Gillingham and Shaftesbury nearby. For more details see [www.iscis-sw.co.uk](http://www.iscis-sw.co.uk) for independents and [www.dorset.gov.uk](http://www.dorset.gov.uk) for state schools information.

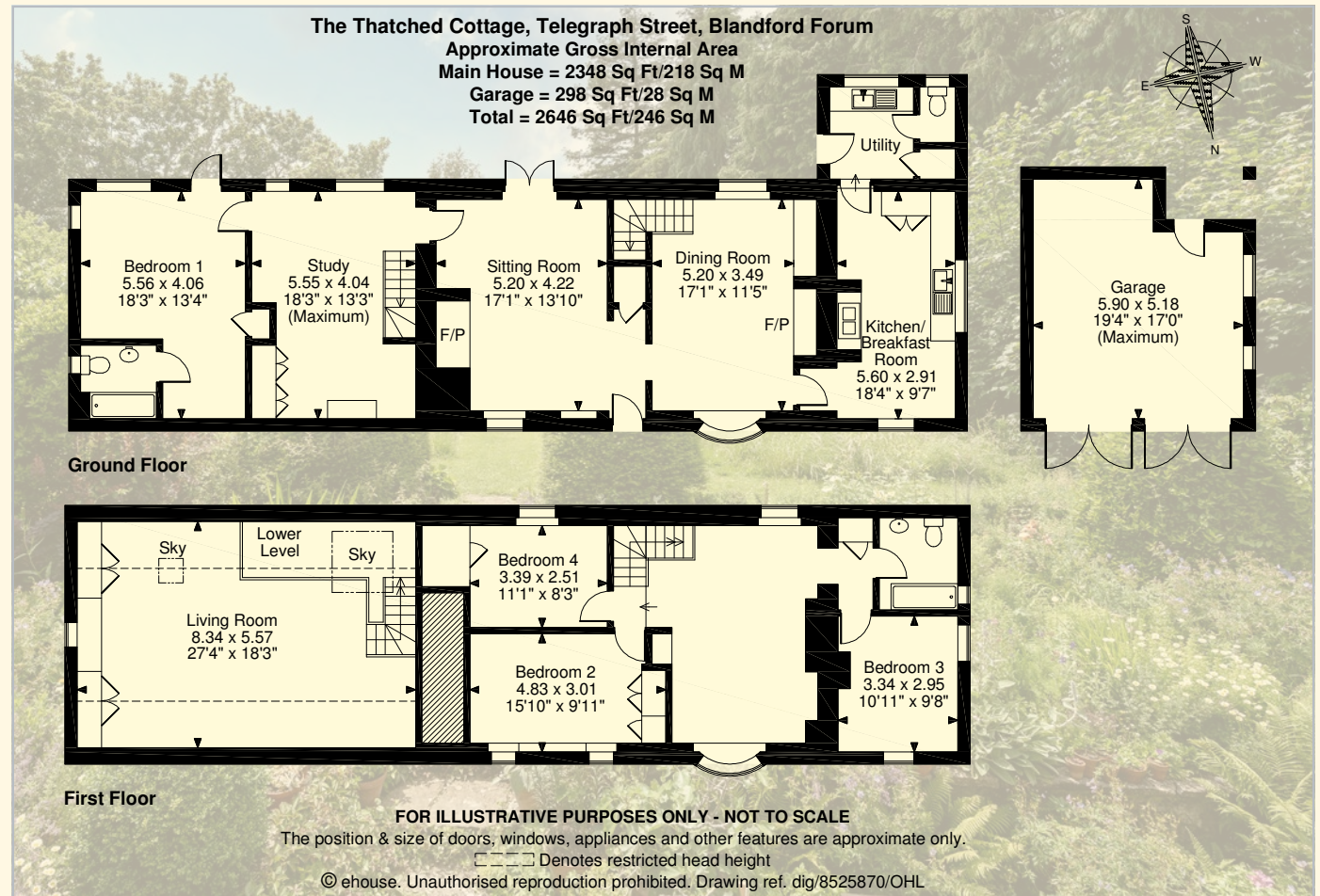
## THE THATCHED COTTAGE

A delightful and charming country home situated in a highly regarded location at the foot of, and enjoying views of Hambledon Hill. The property offers surprisingly generous accommodation with the added benefit of potential for an interconnected annexe which will appeal to the multigenerational buyer and those looking for Airbnb potential. There are extensive original features throughout the property including exposed timbers and flagstone floors. The whole roof was re thatched in Summer 2015 and the ridge was done in December 2021.

- Dining Room
- Sitting Room
- Kitchen/Breakfast Room
- Cloakroom
- Utility
- Three Bedrooms with potential to reinstate fourth bedroom
- Bathroom

## POTENTIAL ANNEXE

- Separate access
- Reception room
- Bedroom/ fourth bedroom
- Ensuite shower room
- First floor vaulted sitting room





## GARAGE

Detached timber framed garage with double car parking, log store and hobby room. All with storage over. Double doors to front and personal door to the rear. Light and power connected.

## GARDEN

There is off road parking to the side of the property which leads to a timber built double garage. The gardens of the property are extensive and exceptionally well stocked. Vegetable garden, large Victorian style greenhouse, lawns banked by hedges and trees, the garden abuts open farmland with direct access to footpath and enjoys spectacular views of Hambledon Hill.

## 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 has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Local Authority** Dorset Council

**Council Tax** Band D

**Energy Performance Certificate** N/A Grade II listed

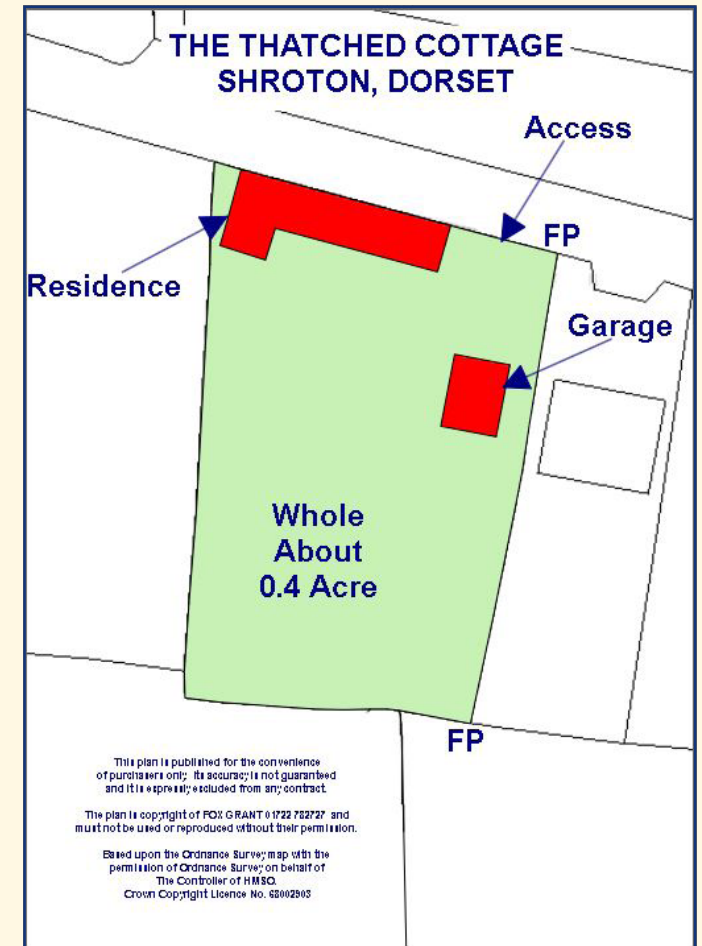
**Services** Mains water and electricity. Septic Tank drainage. Oil fired central heating.

**Fixtures & Fittings** Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

**Tenure** The property is sold as Freehold and will be sold with vacant possession on completion.

**Particulars** Prepared by Rose Grant in October 2022.

**Right of Way** There is a public footpath which runs along the east boundary marked between FP – FP on the sale plan. This is completely fenced off from the garden with a fence and hedge.







## VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Rose Grant** or **Charlotte Roberts-Barr** for further details or email [rose@foxgrant.com](mailto:rose@foxgrant.com).



**Charlotte Roberts-Barr**



**Rose Grant**

## THE THATCHED COTTAGE DT11 8QQ

**Fox**Grant

## DIRECTIONS

Postcode: **DT11 8QQ**

From Shaftesbury take the A350 south towards Blandford, continue for about 6.5 miles and then turn right onto Frog Lane sign posted Iwerne Courtney. Continue for 0.4 mile onto Telegraph Street and The Thatched Cottage will be found on your left hand side.

What 3 Words; pelt.airbrush.whites

[foxgrant.com](http://foxgrant.com)

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& VILLAGE**

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