



Fossils, Main Street, Shroton, Dorset, DT11 8QD





A Beautiful 2 Bedroom Character Cottage, Situated In The Sought After Village Of Shroton. Having Undergone An Extensive But Sympathetic Refurbishment including a full re-wire and 25 Year Guaranteed Damp Proof Coursing, The Property Benefits From a 180ft Rear Garden, Workshop & No Forward Chain.

Entrance Hall - Canopied porch to composite door with obscure glazed panels to front, stairs to first floor with storage cupboard under, vinyl flooring, electric heater, smoke alarm, smooth set ceiling with recessed lighting,

Living Room 14'0" (4.27m) x 13'1" (3.99m) - Window to front aspect, brick chimney breast with wood burning stove and tiled hearth, carpet, TV point, telephone point, electric heater, smoke alarm, smooth set ceiling

Dining Room 9'6" (2.9m) x 9'4" (2.84m) - UPVC part obscure glazed door to rear garden, window to same, vinyl flooring, electric heating, wall light, smooth set ceiling

Kitchen 9'5" (2.87m) x 9'2" (2.79m) - Range of newly fitted grey base and wall units providing cupboard and drawer storage , wood effect work-surfaces with tiled splash-backs, ceramic single sink with drainer inset and mixer tap, stainless steel electric oven and grill with 4 ring ceramic hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, window to rear aspect, vinyl flooring, smoke alarm, smooth set ceiling with recessed lighting

First Floor Landing - Obscure window to bedroom 2 giving natural light, carpet, electric consumer unit, smoke alarm, smooth set ceiling

Bedroom 1 13'7" (4.14m) x 10'8" (3.25m) - Window to front aspect, feature period style fireplace, carpet, TV point, electric heater, smooth set ceiling

Bedroom 2 10'10" (3.3m) x 8'8" (2.64m) - Window to front aspect, carpet, access to roof space with drop down ladder, painted wooden panelling to one wall, electric heater, smooth set ceiling

Bathroom - White suite comprising panelled bath with mixer tap, corner glass shower enclosure with electric shower, pedestal wash hand basin with mixer tap, low level WC, splash-backs, window to rear aspect, cupboard housing hot water cylinder, heated towel rail, vinyl flooring, smooth set ceiling with recessed lighting

Outside - The rear garden (including workshop and hard standing area) measures approximately 180ft, being fully enclosed by timber fencing, brick out building with tiled roof, greenhouse, path leading to Workshop at the foot of the garden, remainder being laid to lawn, established trees and shrubs

Village Overview - Village Overview – Situated in the popular village of Shroton (also known as Iwerne Courtney), this thriving village has an active community and a plethora of village led events and activities.

The village pub, ‘The Cricketers` is also highly regarded and well worth a visit!

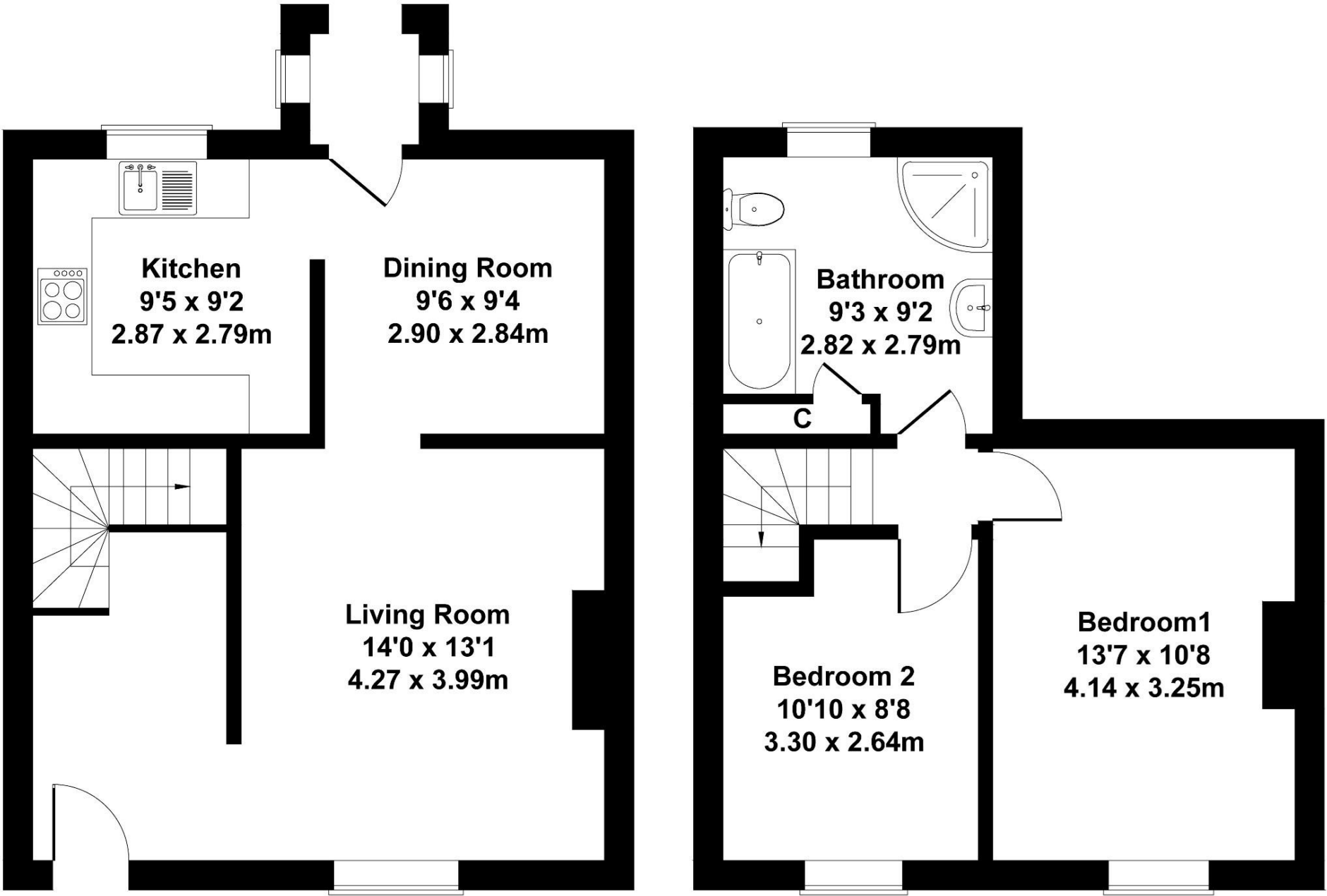
Important Notes: - - High Speed Internet Connection available via Wessex Internet.

- Prospective buyers should be aware there is no legal right for vehicular access to the rear hard standing area / workshop. We understand that the respective landowner would be willing to grant suitable access subject to suitable negotiations.

£280,000 Freehold

Fossils

Approximate Gross Internal Area
826 sq ft - 77 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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EPC Rating - E

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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