Fox Grant

FERN COTTAGE

CHERRY ORCHARD LANE, SHAFTESBURY, DORSET

Immaculate Residential Smallholding In An Elevated Position With Superb Family Home Enjoying Rural Views

OnTheMarket.com

TRUSTPILOT

SITUATION

Shaftesbury 2 miles, Gillingham 3 miles, A303 6 miles, Wincanton 11miles, Sherborne 14 miles, London 111 miles.
Mainline Train Services: *Gillingham to London/Waterloo (118mins) Castle Cary to London/Paddington (100 mins)*
International airports: *Bristol 37 miles, Bournemouth 41 miles*

Fern Cottage is situated west of Shaftesbury on the A30 Sherborne Causeway but is approached with a new private driveway to the rear of the property via Cherry Orchard Lane; the property is in an elevated position adjoining Duncliffe Wood which also offers excellent walking/ outriding direct from the property. The property enjoys excellent communication links with the nearby A303 providing ready access to London & the West Country.

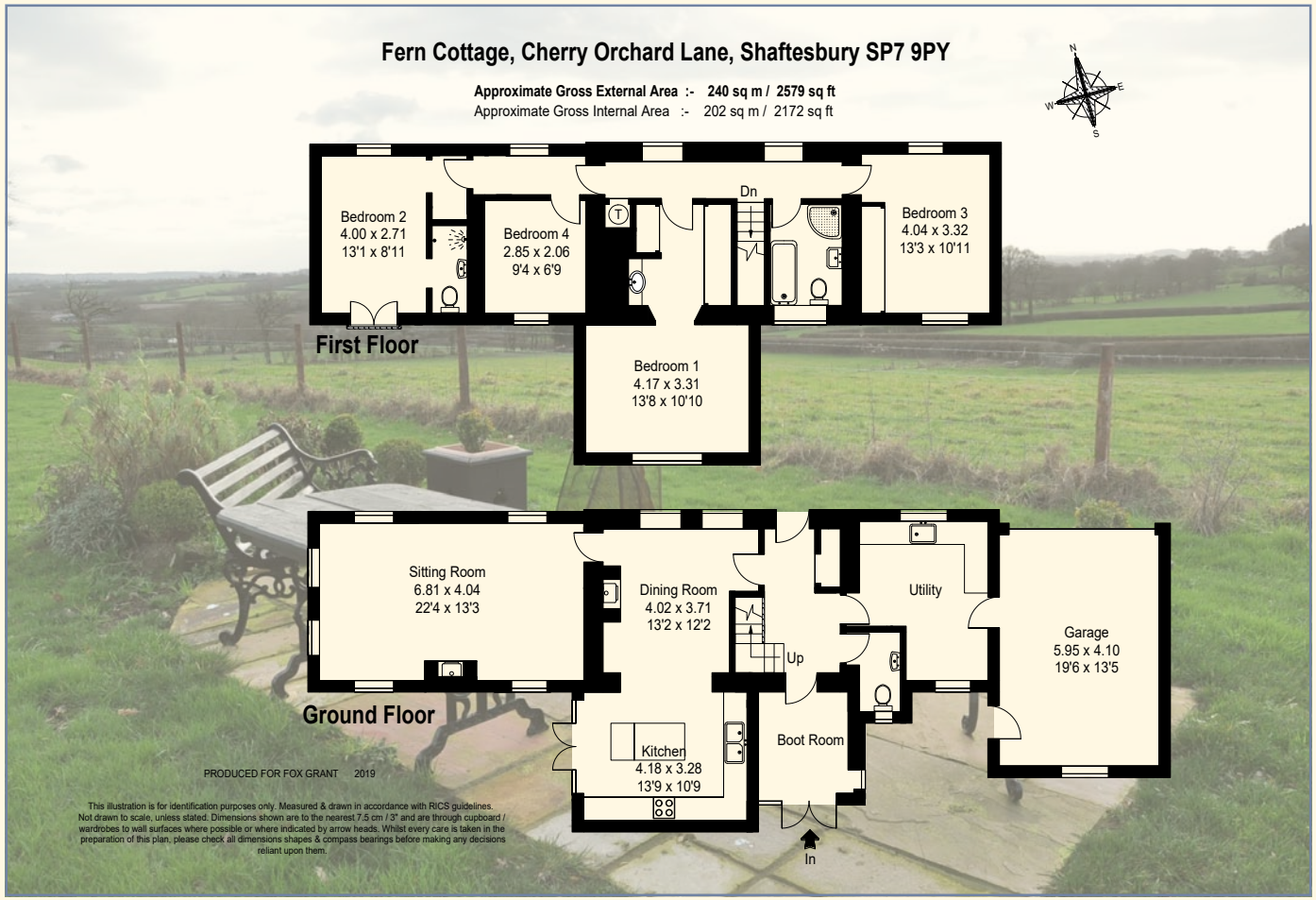
Education There are primary schools in Stour Provost & Shaftesbury with secondary schools in Shaftesbury and Gillingham; a very good selection of private schools in the area including Port Regis & St Mary's at Shaftesbury, King's and Sexeys at Bruton as well as Sherborne School for girls. For more details see www.isc.co.uk for independents and www.wilts.gov.uk for state schools information.

Local, Sporting & Recreational The ancient Saxon hilltop town of Shaftesbury is two miles east having a vibrant high street with a good selection of shops, cafes & pubs/ eateries together with a Tesco supermarket; whilst Gillingham provides a good range of local facilities including a Waitrose & mainline Railway station.

Good walking, cycling and outriding opportunities abound from the property into the surrounding countryside with ready access onto Duncliffe Wood directly opposite the lower field gate. Golf can be enjoyed at Henstridge, Bullpits, Aislaby and Wincanton. Local hunts include the South & West Wilts or Blackmore Vale with racing at Wincanton.

FERN COTTAGE

Situated in an elevated position on a ridge, within a gently sloping block of land, Fern Cottage comprises an exceptional, detached modern country home accessed by a private tarmacadum and grass drive; enjoying delightful rural views over its own land & the surrounding countryside.



Originally on the site of an old stone cottage comprising rendered elevations under a slate roof, the property has been considerably extended and improved by the current owners; with a new carriage driveway & significant landscaping to the garden & outbuildings.

The property internally has been finished to a high specification throughout with a distinctly modern country cottage feel; with the main focus of the property being centred on the rear south westerly outlook and large garden

The accommodation of Fern Cottage comprises;

- Master bedroom with dressing area
- Two further double bedrooms, one with ensuite shower room, plus single bedroom/ study
- Bespoke hand built walnut kitchen units with marble worktops
- Open plan dining room with with woodburning stove
- Double aspect sitting room with woodburning stove
- Larger than average utility/boot room plus cloakroom/WC
- Completely re-wired & re-plumbed with new oil fired boiler 2018

GARDENS & OUTBUILDINGS

- Integral large single garage accessed from the front slip road
- Gravelled patio area
- Large level lawned gardens to the rear/ side
- Carriage driveway offering ample parking in several hardstanding area
- Modern range of BARNS in a courtyard style with potential for stable block {insert the outbuilding floorplan under neath}
- Excellent outriding closeby onto Duncliffe Wood
- **LOT 1** : House, garden & outbuildings in TOTAL **5.1 Acres**

LAND

- Gently sloping pasture paddock with separate five bar gate access
- **LOT 2** ABOUT **3.7 Acres**

In all the property amounts to some **8.8 Acres.**

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.

Plans, Areas and Schedules Rural Payments NOT registered for Basic Payment Scheme for permanent pasture

Local Authority North Dorset District Council Tel: 01258 454111

Council Tax Band 'E' £2,264.61 for 2018/19

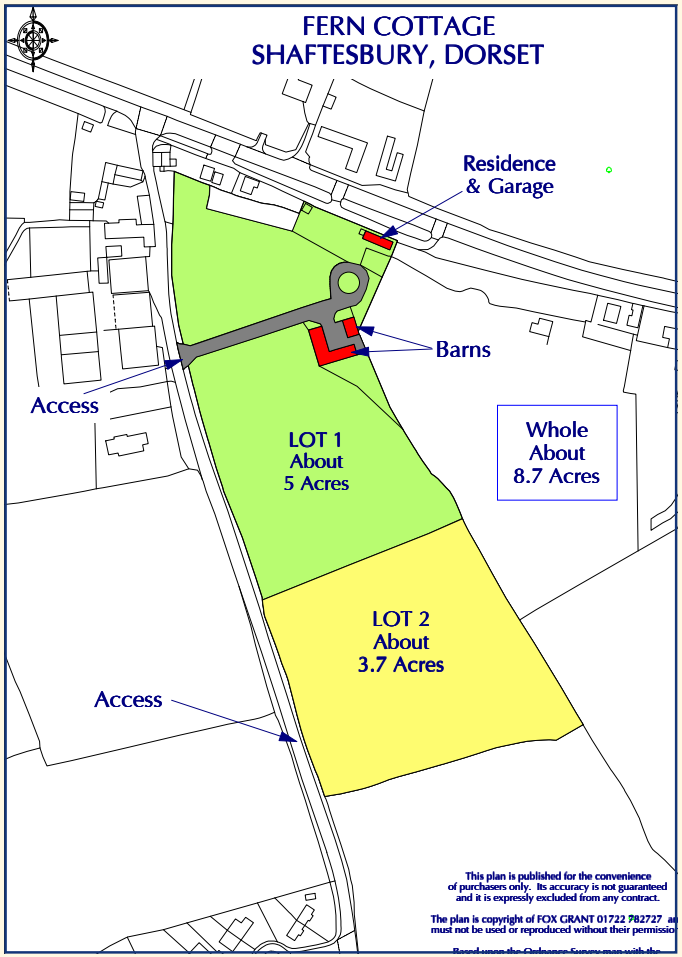
Services Mains electricity & water ; private drainage to septic tank. Oil fired central heating with new external boiler installed 2018.

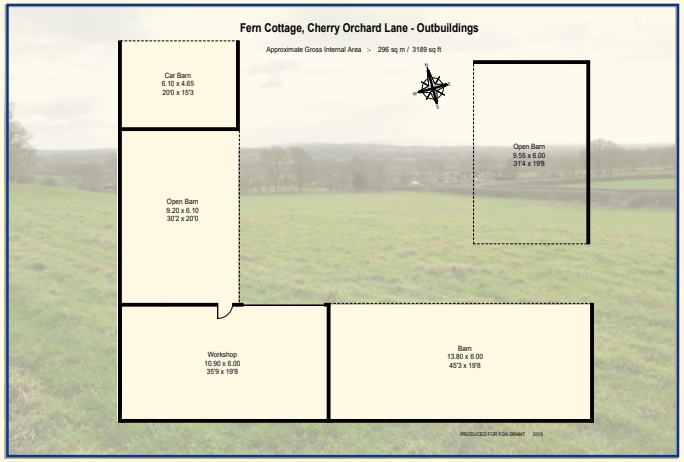
Energy Performance Certificate (EPC) Band D : full report available upon request from the agent

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 in January 2019





VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact Phil Howard for further details or email **phil@foxgrant.com**

foxgrant.com

The Property Ombudsman

Phil Howard

FOX GRANT

FERN COTTAGE
SP7 9PY

DIRECTIONS

Postcode: SP7 9PY

From Shaftesbury head west on the A30 and after approx. 2 miles take the left hand turning to Guy's Marsh/ Stour Row etc and the property will be found after 100 yards on your left as indicated by brick pillar gateposts.