



Charlton, Shaftesbury

Asking Price: £310,000

Charlton, Shaftesbury, Dorset, SP7 0EN

- Charming Two Bedroom Cottage
- Characterful Features Throughout
- Off-Road Parking
- Courtyard Garden
- Popular Rural Village A Short Distance From Shaftesbury
- EPC: D

### LOCATION

The village of Charlton is situated within the Cranborne Chase AONB and enjoys being located within a dark skies reserve whilst geographically lying within easy reach of Tisbury, with its independent shops and galleries and main line station to Waterloo (1hr 40 mins) and the South West, and the ancient hilltop town of Shaftesbury. The village is situated in an area of outstanding natural beauty offering enormous potential for walking, riding, and cycling, with the Chalke Valley a short drive away.

Shaftesbury, a few minutes' drive, has an excellent weekly produce market, hotels, restaurants, The Shaftesbury Arts Club and numerous other amenities. The A303 is 10 miles away giving fast access towards London and the South West. There is also a range of excellent primary and secondary schools locally.

### DESCRIPTION

Situated within a quiet yet well-connected village on the outskirts of Shaftesbury is this charming two-bedroom cottage that features an abundance of characterful features throughout.



### THE PROPERTY

The accommodation comprises an inviting sitting room with the log burner providing an attractive focal point whilst the room itself allows for all typical living furniture and in addition, the current owners have arranged a separate study space to the rear.

A single storey extension incorporates the kitchen which is finished in a traditional farmhouse style of ivory coloured wall and floor mounted units set under a wooden work surface.

Furthermore, the extension also features a family bathroom and useful dining area with doors that lead onto the courtyard garden. Upstairs boasts two double bedrooms, both with useful built in storage cupboards.





## OUTSIDE

**Front:** A gravelled driveway provides off-road parking for two vehicles with a useful, covered store located to the front right of the home.

**Rear:** A courtyard garden creates a wonderful seating and alfresco dining area with a paved path leading to a further outside storage shed.

## AGENT'S NOTE

Please be advised we have been informed of the installation of spray foam insulation within the roof space. We therefore advise further investigation to this along with discussing the insulation with any potential mortgage broker.

## TENURE

Freehold.

## SERVICES

The property is warmed via electric heating. Mains drainage is connected.

## COUNCIL TAX

Wiltshire Council Tax Band A.

## VIEWINGS

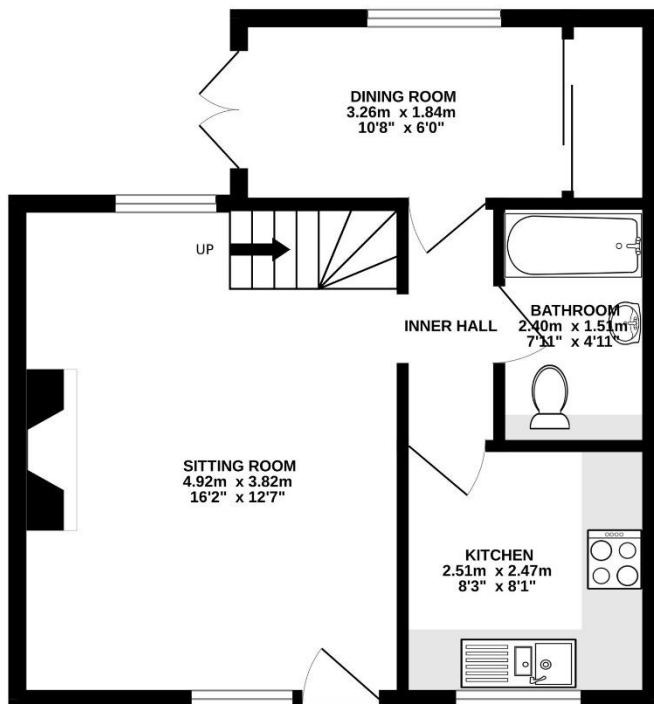
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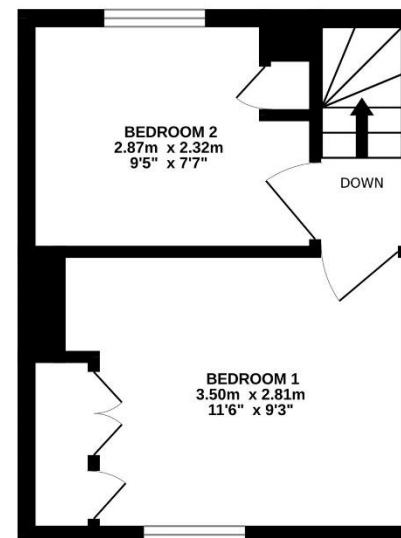
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**GROUND FLOOR**  
37.7 sq.m. (405 sq.ft.) approx.



**1ST FLOOR**  
19.2 sq.m. (207 sq.ft.) approx.



**TOTAL FLOOR AREA : 56.9 sq.m. (612 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Important Notice**

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.  
**17 October 2024**