



Ludwell

Guide Price: £550,000

Hillview, Ludwell, Shaftesbury, Dorset, SP7 9NE

- Extended Four Bedroom Cottage
- Beautifully & Sympathetically Restored
- Principal Bedroom With Sun Terrace
- Countryside Views From The Front & Rear
- Driveway & Garage
- EPC: E

LOCATION

The beautiful village of Ludwell is tucked away in a sheltered valley and benefits from a prize winning Post Office and General Store, family butcher, pub, farm shop and an excellent Primary School. Further benefits include stunning countryside walks, riding, fishing and cycling. The Saxon market town of Shaftesbury is located just 2 miles away and has an extensive variety of services to cater for many requirements including supermarkets, a hospital, doctors surgery, post office, green grocers and restaurants and an arts centre to name but a few.

The area has strong communication links with the A30 providing access to both the A350 leading to the coast and the A303 providing access to London and the South West. A mainline railway station serving London Waterloo is located in the nearby village of Tisbury and a regular bus service to Shaftesbury and Salisbury can be found in nearby Donhead St Mary.

DESCRIPTION

Having undergone extensive cosmetic upgrading throughout the past three years, this extended four-bedroom cottage boasts wonderful amounts of accommodation all set within the glorious countryside of the Wiltshire/Dorset border.

Occupying an elevated position of which maximises the countryside views, the ground floor comprises a spacious sitting room



bookended with charming fireplaces whilst also displaying further characterful features including ceiling roses, picture rails and attractive panelling.

The kitchen has been updated to a modern, light suite with great practicality from the plentiful storage cupboards and work surfaces. A further dining room, cloakroom and useful internal porch also feature.

Upstairs the charm of the house continues with four well-proportioned bedrooms giving a sense of flexibility to the home whilst the principal room benefits from a wonderful sun terrace overlooking the garden. The family bathroom consists of a shower over bath unit.





OUTSIDE

Front: A driveway offers off-road parking whilst a single garage provides useful storage. Steps lead to the house itself whilst established shrubbery provides bursts of colour.

Rear: The rear garden has been beautifully landscaped by the current owners and features three tiers to include a patio, myriads of potted and planted shrubs along with a well-maintained lawn.

SERVICES

Connected to mains water, drainage and electricity. The property is heated by way of oil-fired central heating.

TENURE

Freehold.

LOCAL AUTHORITY

Wiltshire Council Tax Band C.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

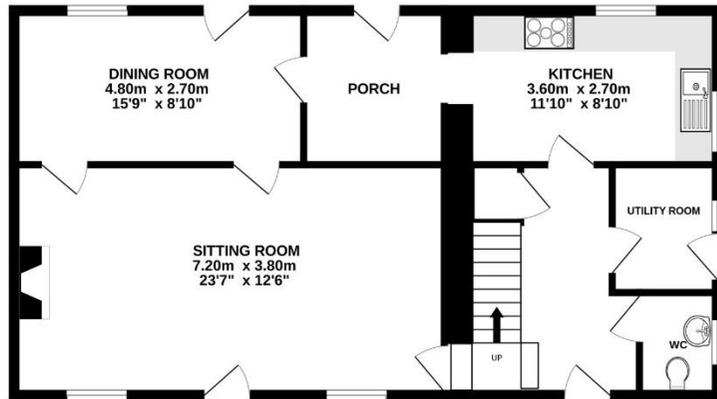
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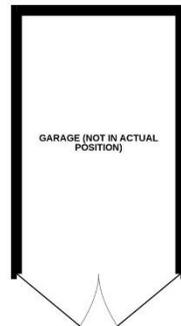
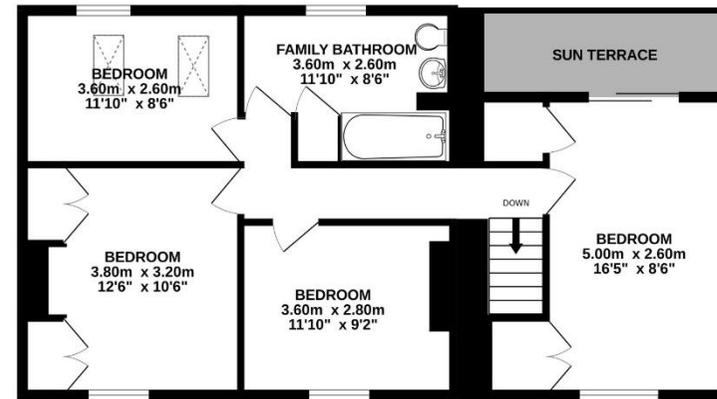
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GROUND FLOOR
84.0 sq.m. (904 sq.ft.) approx.



1ST FLOOR
65.2 sq.m. (702 sq.ft.) approx.



TOTAL FLOOR AREA : 149.2 sq.m. (1606 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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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.

11 April 2025