



KEEPERS COTTAGE

FIFEHEAD MAGDALEN, DORSET

RV
RURAL VIEW

KEEPERS COTTAGE

Fifehead Magdalen, Gillingham, Dorset SP8 5RR

A CHARMING, EXTENDED PERIOD COTTAGE WITH A LOVELY GARDEN AND
FAR REACHING VIEWS.

Hall | Sitting Room | Kitchen | Conservatory | Office/Bed 4 | Shower Room | Study
Double Bedroom with ensuite, further Double Bedroom | Large Single Bedroom
Garden | Parking | Double Garage



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The Loft, Tisbury, Wiltshire, SP3 6JG
ruralview.co.uk
charlie@ruralview.co.uk
01747 442500



SITUATION

Keepers Cottage is located outside the conservation area in the small rural village of Fifehead Magdalen, lying in the heart of the Blackmore Vale. Comprising a mix of period sandstone and a few newer properties, the village is most attractive and is dominated by the Church of St Mary Magdalene which dates from the 14th Century, while the village hall is an invaluable venue for community events. Close by is the much larger village of Marnhull, named Marlot in Thomas Hardy's *Tess of the D'Urbervilles* and offering more amenities in the form of two primary schools, a village shop/post office, doctor's surgery and even a hairdresser.

Gillingham is the local town, some 4 miles away, and has a mainline railway station (London Waterloo 2hrs), a well-regarded secondary school and sixth form, and a variety of shops, suppliers and supermarkets, including Waitrose and

Mole Country Store. There is also a popular leisure centre with a swimming pool and the town is the home of North Dorset Rugby Club. The local road network gives ready access to the other main towns in the area including, Shaftesbury and Sherborne via the A30, and Bath further afield. The nearby A303 trunk road links with the M3, making London accessible for motorists, while the South Coast is also within easy reach. Many people are drawn to the area by the quality of life and the many excellent state and private schools.

Located in beautiful, gently rolling countryside, this is an ideal base to explore the attractive surrounding countryside which offers a variety of pursuits such as walking, riding and cycling, as well as traditional field sports. Golf courses are to be found at Tollard Royal, Salisbury, Sherborne, Warminster and Wincanton and there are regular race meetings at Bath and Wincanton. The area is spoilt for excellent country pubs, and there are many



places of interest such as Sherborne Castle, the Longleat Estate, Stourhead Gardens, Wilton House and the World Heritage site of Stonehenge.

PROPERTY

Built of stone and block elevations under a mainly thatched roof, Keepers Cottage is an attractive and beautifully maintained rural property. It is believed to date originally from the mid eighteenth century and conveys that certain period charm, while unusually having ceilings of a good height and plenty of light from large double glazed windows. Many of the doors are oak with iron straps and latches, the inglenook fireplace is a feature of the sitting room and the cottage appeals in terms of both character and practicality. On the ground floor a flexible layout provides the potential for a fourth bedroom with shower room close by, while the inner hall could be incorporated into the sitting room to provide a larger space. The kitchen is well-fitted,

and opens out into the conservatory which has a wonderful aspect over the garden with views beyond. There is a small office space off the inner hall, while upstairs are two delightful double bedrooms, one with an ensuite, and a large single bedroom.

OUTSIDE

The garden is filled with season round interest, specimen trees, planted beds, fragrant shrubs and plenty of space for entertaining. At the top of the parking area is the vegetable plot, with raised beds and a fruit cage, while steps then lead down to a yard with a circular planted bed and access to the lane via double gates. To the front of the cottage is a good sized terrace with steps down to the lawn, at the far end of which is a white wisteria clad pergola and a shed tucked away in the corner. The double garage has power and light, with windows overlooking the house and there is parking for several vehicles.

DIRECTIONS (SP8 5RR)

From the A30 in Bowden, just to the west of West Stour, turn south signed Fifehead Magdalen and Marnhull, following the lane for approximately ¼ mile into the village. Continue down the hill and the property can be found after about 50 yds on the right.

TENURE

Freehold.

SERVICES

Mains water and electricity, private drainage, gas hob, oil fired central heating.

LOCAL AUTHORITY

Dorset Council

OUTGOINGS

Council tax band F

FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings are excluded from the sale. Some items may be available by separate negotiation.

EPC

Energy Efficiency Rating D (Please refer to the Agents for the complete EPC)

INTERNET SPEEDS

Upload 14.8 Download 77.9

VIEWINGS

Strictly by appointment with Rural View.

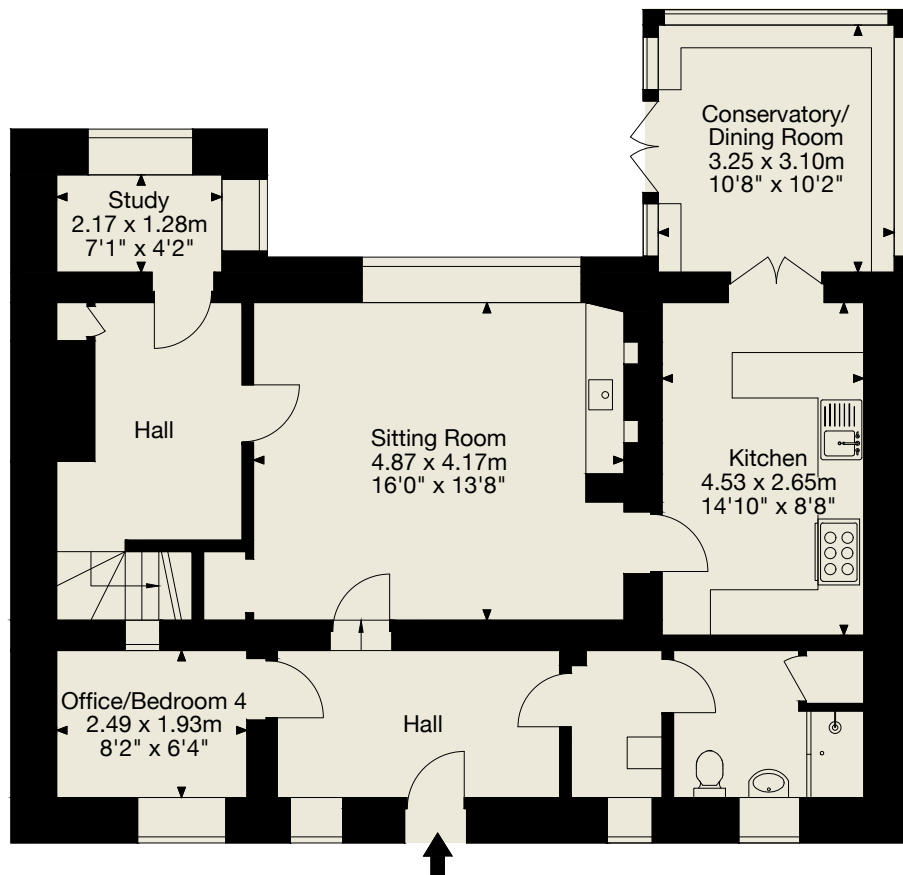


KEEPERS COTTAGE

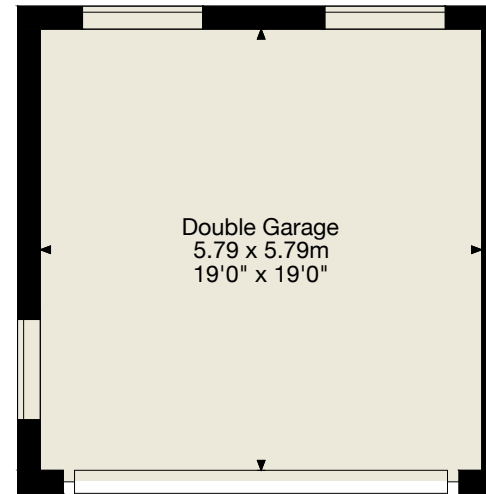
MAIN HOUSE = 1,442 Sq Ft - 134 Sq M

GARAGE = 355 Sq Ft - 33 Sq M

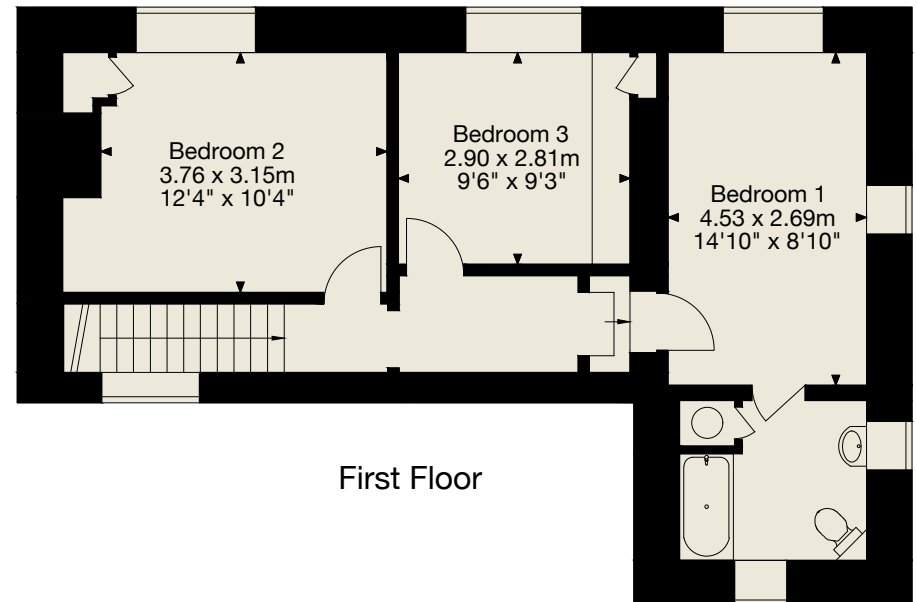
TOTAL AREA = 1,797 Sq Ft - 167 Sq M



Ground Floor



Garage



First Floor



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