



LANGLANDS
HUGGLERS HOLE, DORSET

RV
RURAL VIEW



LANGLANDS

Hugglers Hole, Semley, Shaftesbury, Dorset SP7 9HG

A WELL-PROPORTIONED, DOUBLE FRONTED FAMILY HOME SET WITHIN
APPROXIMATELY ONE ACRE OF GARDENS & GROUNDS.

Entrance Hall | Sitting room | Dining room | Kitchen/ breakfast/ sitting room | Boot/ utility room | Cloakroom | Four bedrooms | Two ensuite bathrooms | Family bathroom
Loft with scope for additional bedrooms and bathroom.

Gravel driveway with ample parking | Approximately 1 acre of gardens | Terrace & BBQ area | Superb long reaching views to the south & west.



RV RURAL VIEW

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SITUATION

Langlands is situated in a gently undulating landscape on the Wiltshire/Dorset border close to the village of Semley, this popular village has a community run shop, a primary school, church and pub. Motcombe village is down the hill from Langlands, this is also a thriving village with amenities. The nearby towns of Shaftesbury and Gillingham offer a more comprehensive range of shops and facilities, the latter benefitting from a Waitrose supermarket. The Saxon hilltop town of Shaftesbury is famous for the steep cobbled street of Gold Hill and Gillingham has a mainline railway station into London Waterloo.

Langlands is surrounded by beautiful countryside offering a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Salisbury, Tollard Royal, Warminster and Blandford, with horse racing at Bath, Salisbury and Wincanton. There are many places to visit in the local area such as Old Wardour Castle, Longleat, Sherborne Castle, Stourhead, Wilton House and Kingston Lacy.

The local road network gives ready access to other towns in the area including Bath, Dorchester, Poole, Salisbury, Sherborne, Warminster and Wincanton as well as to the south coast whilst the A303 trunk road linking with the M3 and M25 motorways gives access to London and the West Country. The area offers a wide range of schools, both state and private to include Port Regis, Clayesmore, Sandroyd, Sherborne Schools, Kings Bruton and Bryanston. Secondary schools in Gillingham and Shaftesbury with the Grammar schools in Salisbury.

DESCRIPTION

Langlands is a beautifully presented double-fronted family home extending to approximately 2,491 sq ft set within established gardens and grounds. Built in the 1970s with painted external walls and a slate tile roof. Configured to provide an ideal family and entertaining space featuring sash windows throughout. The accommodation is comprised of a large sitting room with a feature fireplace, a dining room and an extensive open plan

kitchen/breakfast/ family sitting room. The kitchen has a range of wall and base units including a large central island with Belfast sink and breakfast bar. Double French doors open out from the kitchen to the terrace whilst the family sitting area benefits from a wood burner. A useful boot room/utility is next to the kitchen with French doors opening out on to the terrace and garden beyond. Upstairs the main bedroom has a dressing room and an ensuite bathroom. There are a further three bedrooms, one with an ensuite shower room and a family bathroom.

OUTSIDE

The house is approached over a gravelled driveway, providing ample parking for several cars. The garden surrounding the property is mainly laid to lawn with mature trees on the boundary. The large, paved terrace is ideal for al fresco dining and entertaining.



PLANNING - PL/2021/05706

In 2022, planning permission was granted for a rear extension, internal alterations and a loft conversion in the main house. The original consent included a loft conversion and two dormers to create two additional bedrooms and a bathroom. The existing consent also included a variation to extend over the flat roof above the kitchen.

TENURE

Freehold

LOCAL AUTHORITY

Wiltshire Council

OUTGOINGS

Council tax band G

EPC

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

SERVICES

Mains water and electricity. Private drainage. LPG central heating.

BROADBAND SPEEDS (OFCOM)

Wessex Fibre broadband; Upload speed 150 mbp.
Download speed 250 mbp.

DIRECTIONS (SP7 9HG)

What3words: ///evoked.diary.uplifting

From Semley travel south on the A350 towards Shaftesbury. Take a right hand turn off the A350 signposted to Motcombe and Coppleridge Inn. Along this road the entrance to Langlands is approximately 700 meters on the right-hand side.

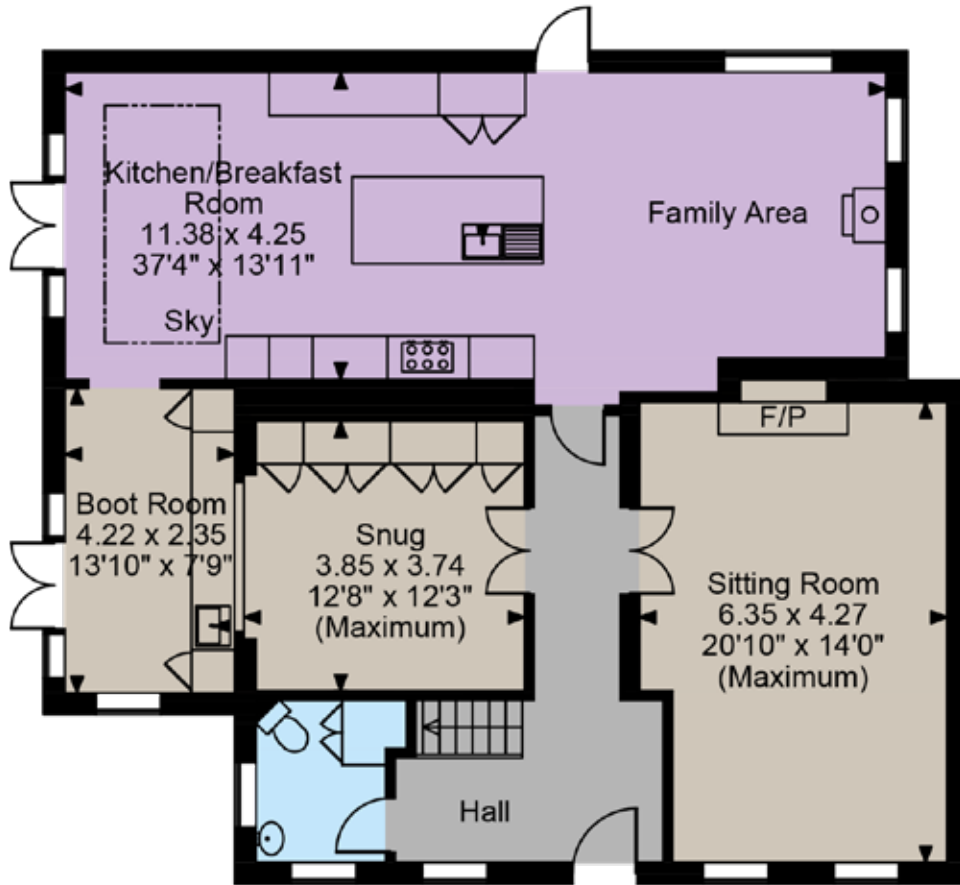
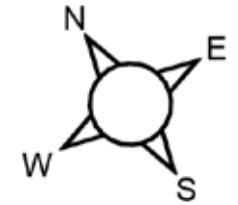
VIEWINGS

Strictly by appointment with Rural View.

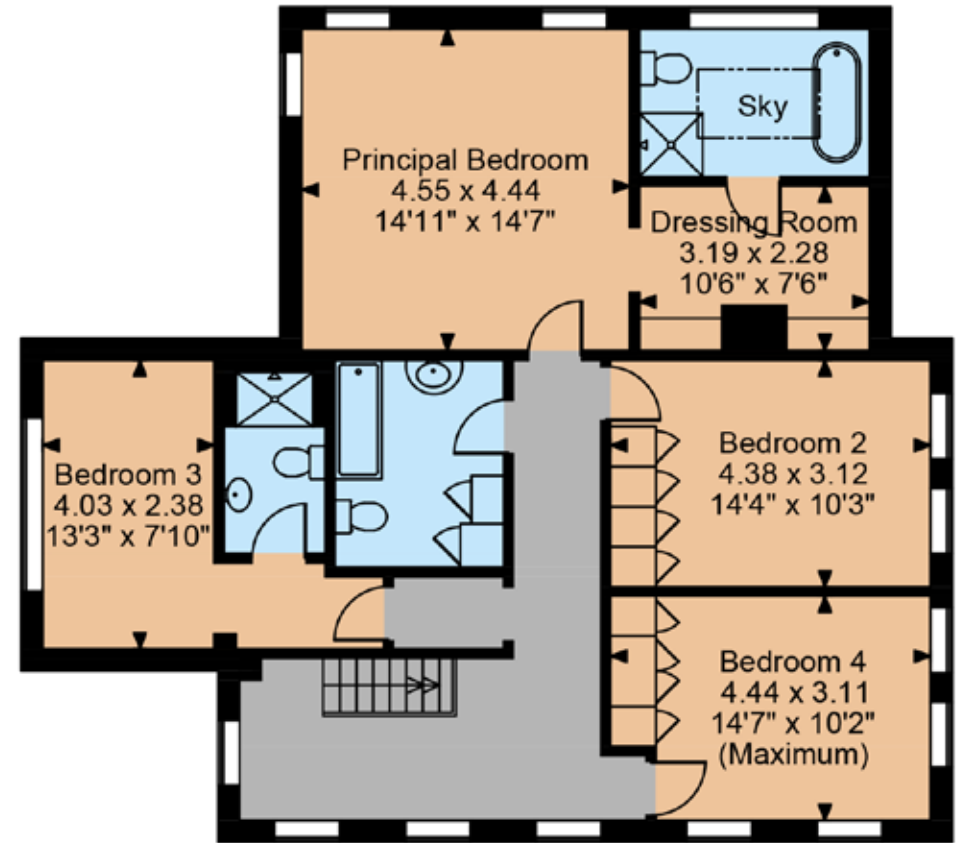
Laurel cottage (1.6 acres below) is available by separate negotiation



Langlands , Hugglers Hole, Semley, Dorset
 Main House internal area 2,491 sq ft (231 sq m)
 Annexe internal area 1,007 sq ft (94 sq m)
 Total internal area 3,498 sq ft (325 sq m)



Ground Floor



First Floor

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