

# ASHMORE HOUSE

ASHMORE, DORSET





# ASHMORE HOUSE

Noade Street, Ashmore, Dorset, SP5 5AA

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A HANDSOME PERIOD HOUSE SET WITHIN CHARMING  
GARDENS IN THIS HIGHLY DESIRABLE VILLAGE

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Entrance Hall | Drawing Room | Dining Room | Study | Lobby | Kitchen/Breakfast Room | Cloakroom | Cellar with 3 storage rooms  
3 Bedrooms | 2 Bath/Shower rooms

Double carport | parking | garden shed

Pretty south & west facing gardens | terrace | fruit cage & raised vegetable beds

Superb walking direct from the property



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### SITUATION

Ashmore is a one of the most sought-after villages in North Dorset and sits within the Cranborne Chase Area of Outstanding Natural Beauty. The village is believed to be the highest in Dorset, with its charming central village pond, and so there are stunning views across beautiful countryside from all around.

The nearby village of Ludwell offers an award-winning village shop, butcher and farm shop with more extensive shopping and facilities in Shaftesbury, Blandford or Tisbury. Ashmore is about 8.5 miles from Tisbury Railway station, offering services to London Waterloo (1 hour 50 minutes). Tisbury has a wide range of local shops, amenities and Messums Art gallery. There is access to the A303 to the north, which in turn gives access to the major motorway networks. Sporting facilities in the area include golf courses at Rushmore and Southwest Wilts, racing at Salisbury or Wincanton. There is an extensive network of bridleways and footpaths from the house with superb walking. The popular Jurassic coastline in South Dorset is within easy reach.

### PROPERTY

Ashmore House is a handsome three bedroom Grade II listed village house within an area of Outstanding Natural Beauty. Ashmore House has undergone a programme of improvements, providing generous and versatile accommodation in keeping with its age and character. The house originally dates from circa 1835, is constructed of brick with a slate tile roof.

The house and garden are beautifully presented; the house offers the following accommodation; a lobby with good storage cupboards and a wood burner. From the lobby is the kitchen, with bespoke painted fitted wooden units, an island unit and integrated appliances. The kitchen unit work tops are granite and there is a slate tile floor. From the entrance hall is the elegant dining room to the front of the house overlooking the garden. The drawing room is wonderfully light and airy with a fireplace and woodburning stove, off to the side of this room is a cosy sitting area and the garden room extension to this room brings light and maximises the view of the garden. The study leads off the drawing room and again overlooks the garden. A

special mention must be given to the clean and dry cellar with its three useful storage rooms.

Upstairs, on the half landing is a shower room. The main bedroom has en-suite bathroom / dressing room to which there is also access from the landing via a second door. There are two further bedrooms upstairs.

### OUTSIDE

Outside the south facing gardens are delightful, beautifully landscaped with lawns and well-stocked borders and a variety of seating areas to sit to enjoy the outlook. There is a fruit cage and raised vegetable beds. The gravel drive offers ample parking for cars and a double carport.

### DIRECTIONS (SP5 5AA)

Head west on the A30 into Ludwell and then bear left signed Tollard Royal / Ashmore. Continue up the hill passing Win Green on the left and at the crossroads bear left. Proceed along this road for ¼ mile and bear right signed posted to Ashmore. Continue into the village and the house will be seen on the



right. If you reach the pond you have gone too far.

What3Words: ///flashback.shiny.desk

#### TENURE

The Tenure of the property is Freehold

#### PLANNING

Grade II Listed

#### SERVICES

Mains water and electricity. Private drainage. Oil fired heating. Underfloor heating in Kitchen and Lobby (Dry system).

#### LOCAL AUTHORITY

Dorset Council

#### OUTGOINGS

Council tax band G

#### EPC

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

#### BROADBAND SPEEDS (OFCOM)

Wessex Fibre broadband; Upload speed 32 mbps.  
Download speed 119 mbps.

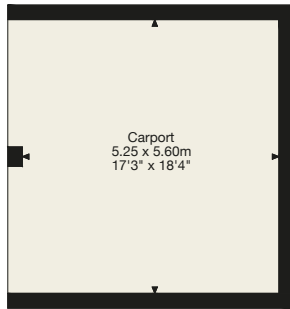
#### VIEWINGS

Strictly by appointment with Rural

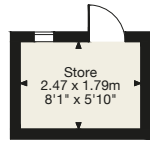


# Ashmore House, Ashmore Salisbury SP5 5AA

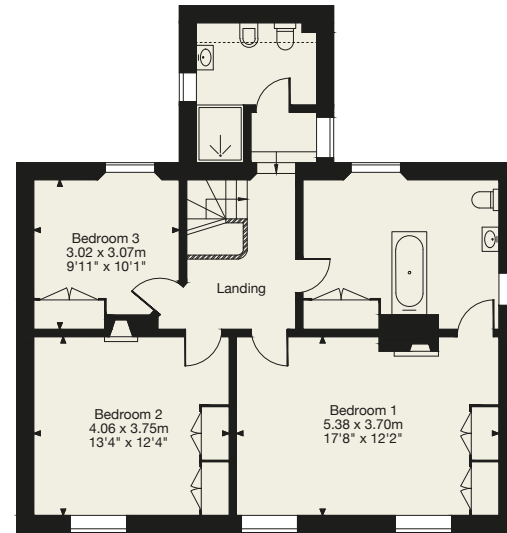
Gross Internal Area (Approx.)  
 Main House = 236 sq m / 2,540 sq ft  
 Carport = 31 sq m / 333 sq ft  
 Outbuilding = 4 sq m / 43 sq ft  
 Total Area = 271 sq m / 2,916 sq ft



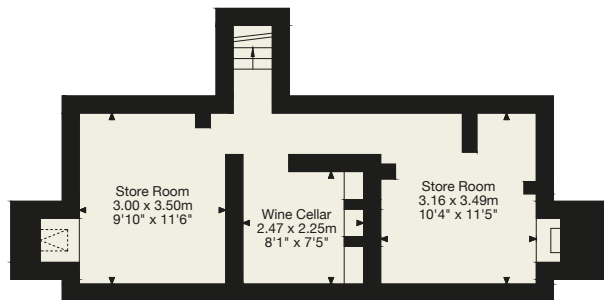
Carport



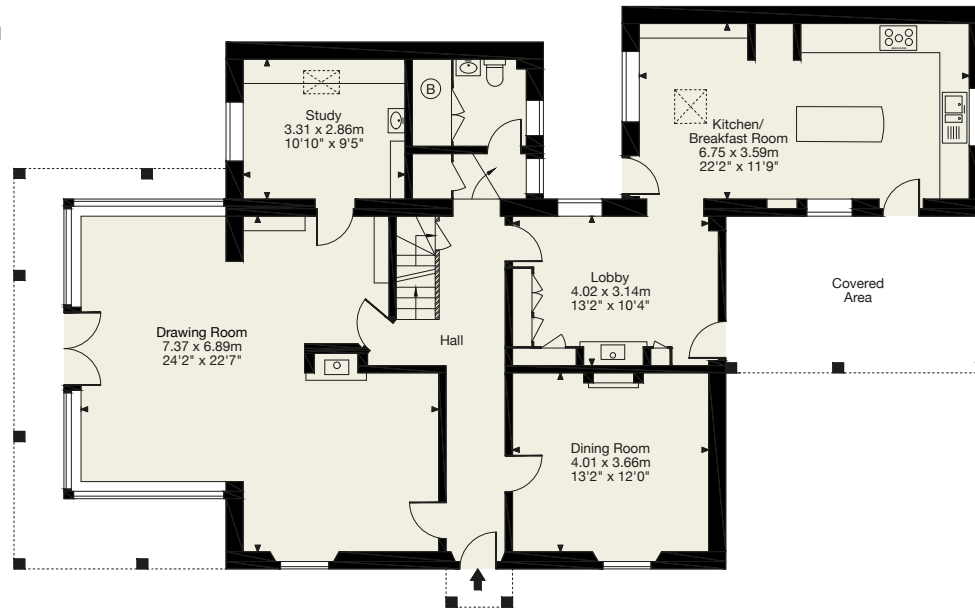
Outbuilding



First Floor



Cellar



Ground Floor

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