

3 BUDDENS ROW

ASHMORE, DORSET



RV
RURAL VIEW

3 Buddens Row

Ashmore, Salisbury SP5 5AD

Shaftesbury 6 miles, Blandford 8 miles, Tisbury 9 miles, Salisbury 20 miles

An attractive end-of-terrace cottage, tucked away within a good plot
in this popular rural village.

Sitting Room | Kitchen/Dining Room | Study | Boot Room

Four Bedrooms | **Bathroom**

Gardens, Parking & Garage



RV RURAL VIEW

The Loft, Tisbury, Wiltshire SP3 6JG

01747 442500

admin@ruralview.co.uk



SITUATION

The property is situated in the sought-after rural community of Ashmore, reputed to be the highest village in Dorset and close to its border with Wiltshire. Ashmore is centred around the pretty pond which is the focus of a historic midsummer celebration know as 'Filly Loo'. There is a handy vending machine located close by, stocking essential foods, and a thriving village hall and cricket club. The villages of Ludwell (3.5 miles) and Sixpenny Handley (6 miles) both have shop/post offices, butchers' and primary schools, while two well respected dining pubs, The King John and The Museum can be found in the nearby villages of Tollard Royal and Farnham respectively.

Shaftesbury and Blandford Forum have a good range of independent shops, supermarkets and eateries, as well as

secondary schools, cottage hospitals and leisure facilities, with the former famous for its picturesque, steeply cobbled Gold Hill. Tisbury has a railway station with direct services to London (Waterloo 1hr 50 mins) and the West Country. The local road network gives access to the other towns in the area, as well as to the South Coast, while the A303 trunk road links with the M3 motorway, making London accessible for the motorist.

Located in the Cranborne National Landscape, an International Dark Skies Reserve, Ashmore is surrounded by the beautiful undulating downland countryside on the Dorset/Wiltshire border and is close to the National Trust owned prominent landmark of Win Green which is just 2 miles from the cottage. There are golf courses at Tollard Royal, Salisbury, Blandford and Warminster

with racing at Bath, Salisbury and Wincanton, and in the vicinity are several places of interest such as Old Wardour Castle, the Longleat Estate, Sherborne Castle, Stourhead Gardens, Wilton House and the Fovant Badges.

PROPERTY

Constructed of brick and flint elevations under a tiled roof, 3 Buddens Row is beautifully tucked away and offers potential for cosmetic improvement, as well as scope for extension (subject to the necessary consents). The rooms are nicely proportioned and set out in a linear fashion on both floors, taking advantage of the southerly aspect over its large front garden. It is likely that the property originally formed two cottages, and at each end are doors opening to the front from respective lobbies used for coats and boots. The kitchen/dining room is of a good size, while the

study lies off a pleasant sitting room with a working woodburner. Upstairs are four decent bedrooms and a bathroom off a wide landing.

OUTSIDE

The property is approached via a track past its neighbours to a parking area in front of a timber garage. The front garden is of a good size, planted with beds and shrubs climbing the cottage's façade. Access to the rear is around the side, where there is an outside wc and concrete hardstanding. The lawn is raised, to the rear of which are fruit trees, raspberries and a compost area.

TENURE

The tenure of the property is freehold.

DIRECTIONS (SP5 5AD)

What3words: ///dignitary.fresh.tweeted

Entering the village from the north, go past the pond on your left. Almost immediately on the right is a turning marked Buddens Row. Go down this track and the property can be found at the end.

SERVICES

Mains water and electricity. Private drainage, oil fired central heating and hot water.

LOCAL AUTHORITY

Wiltshire Council Tax Band E

EPC

E (54) Please refer to the agents for the full certificate.

BROADBAND & MOBILE

Broadband: Superfast & Ultrafast should be available via Wessex Internet or Openreach

Mobile signal: Indoor and Outdoor variable (Three no coverage)

VIEWINGS

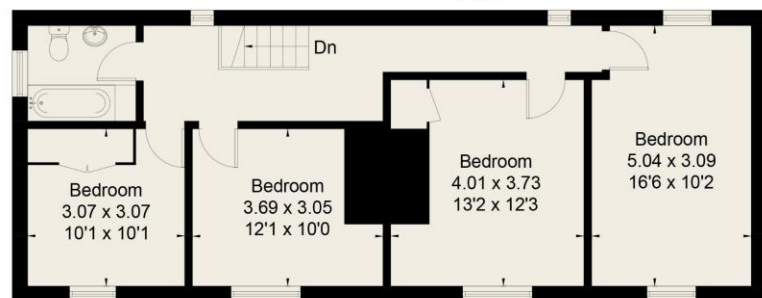
Strictly by appointment with Rural View

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Approximate Floor Area = 142.0 sq m / 1528 sq ft
Outbuildings = 30.6 sq m / 329 sq ft
Total = 172.6 sq m / 1857 sq ft



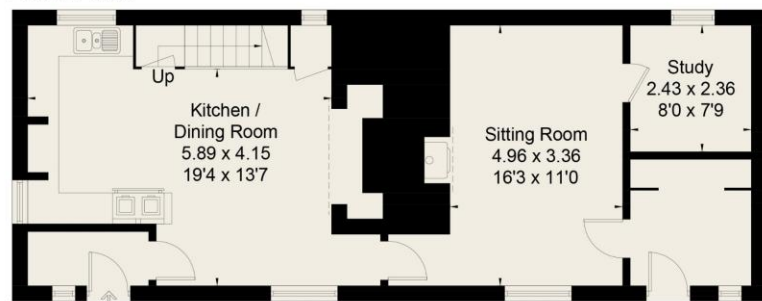
Reduced head height below 1.5m



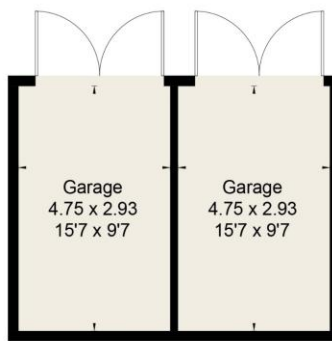
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110497

