



1 BUDDENS ROW

ASHMORE, DORSET

RV
RURAL VIEW

1 Buddens Row

Ashmore, Salisbury SP5 5AD

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

A most attractive end-of-terrace cottage requiring refurbishment,
tucked away in this popular rural village.

Entrance Lobby | Sitting Room | Kitchen | Study

Three Bedrooms | Bathroom

Rear Lobby | Gardens, Parking & Garage



RV RURAL VIEW

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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 known 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

This is a delightful cottage with great scope for improvement. Reputed to form the oldest property in the village, 1 Buddens Row has plenty of period charm and quirky detail, constructed of stone, brick and timber clad elevations under a tiled roof. The south facing kitchen looks out over the front garden and is likely to be the oldest part of the house, with a structure that might have been the original hearth. Behind this is a room which could be used as a study, and then a splendid, panelled and beamed sitting room, possibly 18th century, with a good stone fireplace. Stairs rise from here to the first floor where there is a large

bedroom to the front, with some storage, a bathroom and two smaller bedrooms behind it.

OUTSIDE

The property is approached via a track which also provides access to other properties. There is parking for a vehicle, and a pedestrian gate leads into the pretty front garden, well stocked and housing the oil tank and private drainage. The rear of the property is approached via a lobby off the sitting room. There is an attached stone and brick-built garage and behind this a piece of amenity land leading to a vehicular right of way onto Noade Street.

TENURE

The tenure of the property is freehold.

DIRECTIONS (SP5 5AD)

What3words: [:///bulb.proud.mingles](#)

Entering the village from the north, go past the pond on your left. Almost immediately on the right, by the War Memorial is a turning marked Buddens Row. Go down this track and the property can be found straight ahead of you.

SERVICES

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

LOCAL AUTHORITY

Wiltshire Council Tax Band C

EPC

E (43) 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

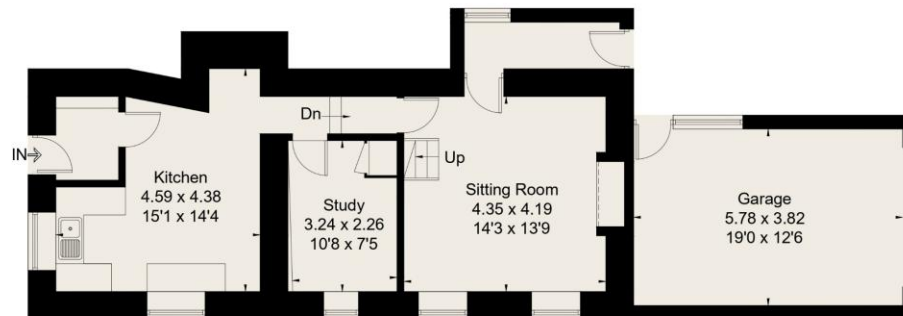
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Approximate Floor Area = 109.7 sq m / 1181 sq ft
Garage = 22.1 sq m / 238 sq ft
Total = 131.8 sq m / 1419 sq ft



First Floor



Ground Floor



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 #113281

