

SUNNY VILLA

ASHMORE, DORSET

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Ashmore, Salisbury SP5 5AQ

Shaftesbury 6 miles, Blandford Forum 9 miles, Tisbury 9 miles, Salisbury...miles

A delightful semi-detached cottage with a generous garden, well set in this sought after North Dorset village

Cosy Beamed Sitting Room | Kitchen | Rear Lobby

Ground floor Bathroom | Two Bedrooms

Rear Garden







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 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

This is an endearing property. Grade II listed and dating from the seventeenth century, the cottage is constructed of greensand and flint elevations under a thatched roof. Sunny Villa is in need off updating, but has the capacity to be a delightful bolthole in a very good village.

The accommodation is full of charm and period detail. A small front garden leads to the front door with an open pitched porch. The entrance lobby then opens into a cosy sitting room with a beamed ceiling and large fireplace with a woodburning stove and bressummer beam. The room is dual aspect with a deep window seat to the front. Beyond this is a walk-through kitchen, rear lobby with airing cupboard and bathroom.On the first floor is a double and a single bedroom.

OUTSIDE

The rear of the property can be accessed via the side of the cottage (please note that steps over the front wall will be required). Here there is a long garden, laid to grass and with a mature yew and ash tree. Immediately to the rear of the cottage is a concrete amenity area and the oil tank, while the bottom of the garden is currently divided by a post and wire fence and has a timber shed.

DIRECTIONS (SP5 5AQ)

What3words: ///aquatic.inerviewer.trombone

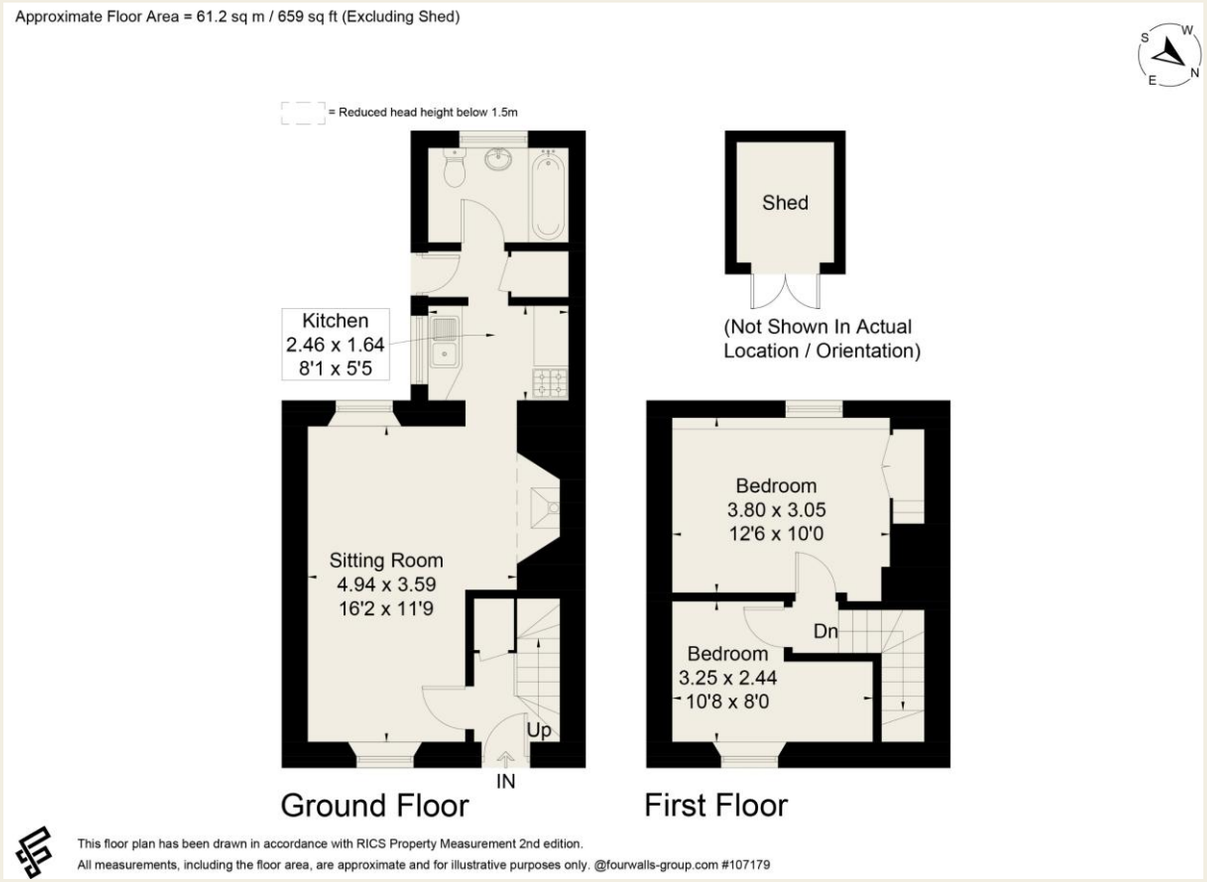
Entering the village from the north, turn left at the village pond and continue along Green Lane for about 100m. Sunny Villa is on the right.

TENURE

The tenure of the property is freehold.

SERVICES

Mains water & electricity, shared private drainage, oil fired heating and hot water.



LOCAL AUTHORITY

Dorset Council.

OUTGOINGS

Council tax band C

EPC

As a listed property, under current regulations an EPC is not required.

BROADBAND & MOBILE

Broadband: we understand that fibre connection is available.

Mobile: reception variable outdoor

AGENT'S NOTE

Side access is restricted by a wall at the front – steps are required.

VIEWINGS

Strictly by appointment with Rural View.

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