



Middle Thatch

Ashmore - Dorset

Price £315,000

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# Middle Thatch

Green Lane

Ashmore

Salisbury SP5 5AQ

**RVR** RURAL VIEW

The Loft, The Avenue, Tisbury SP3 6JG  
admin@ruralview.co.uk

## A charming Listed period cottage with bags of character & suitable for refurbishment situated in a pretty North Dorset rural village

- Country Walks on the Doorstep
- Sitting Room & Kitchen/Dining Room
- Three Bedrooms & Bathroom
- Entrance Porch, Hall & Rear Hall/Store
- Good-Sized Southwest Facing Garden
- Renovation Opportunity

**Directions** From Ludwell on the A30, take the turning into Dennis Lane signed to Tollard Royal & Ashmore. Proceed up the hill past Win Green, at the crossroads turn left on to the B3081 towards Tollard Royal and then right to Ashmore. At the village pond bear left into Green Lane, the property will be shortly on the right.

**Services** Mains water, electricity & private drainage, oil fired heating

**Local Authority** Dorset County Council - Tax Band D

**Tenure** Freehold

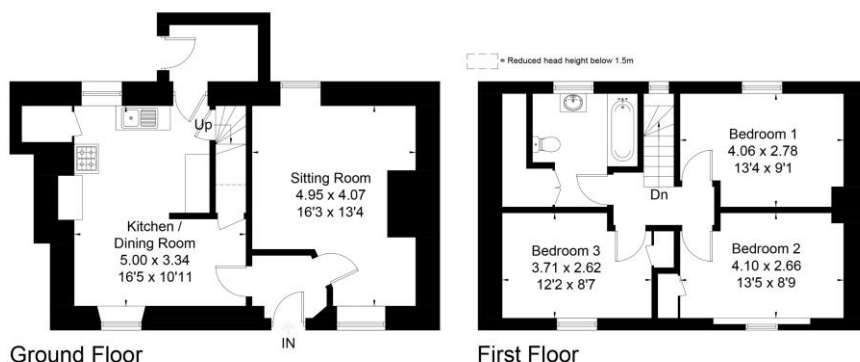
**Energy Rating** – EPC exempt

**Situation** Ashmore is reputed to be the highest village in Dorset and is centred around a pretty pond which is the focus of a historic midsummer celebration know as 'Filly Loo'. The villages of Ludwell and Sixpenny Handley both have shop/post offices, butchers' and primary schools whilst two dining pubs, The King John and The Museum can be found in Tollard Royal and Farnham. The towns of Shaftesbury and Blandford have a range of independent shops, supermarkets, eateries and leisure facilities. Tisbury has a station with rail services to London (Waterloo) and the West Country. The local road network gives access to the other towns in the area whilst the A303 links with the M3 motorway making London accessible for the motorist. Many families are drawn to the area by the quality of village life, the choice of schools in both the state and private sectors and the idyllic countryside of the Cranborne Chase.

**Property** Middle Thatch is an archetypical English country cottage with its rural village setting, attractive green sandstone & flint external elevations and thatched roof. Grade II Listed, the property is thought to date back to the 17<sup>th</sup> Century and although it has been modernised over the years and recently partly redecorated, it would benefit from being updated and improved further. An entrance porch leads to a small entrance hall and the ground floor accommodation which consists of a sitting room with a ceiling beam and fireplace whilst the open plan kitchen/dining room has a wooden beamed ceiling, a former inglenook fireplace with a wooden bressomer beam, a deep understairs cupboard and a utility/store cupboard. A rear hall/boot room gives access to the garden. On the first floor are three bedrooms and a bathroom with a paneled bath and a Mira shower.

**Outside** The generously sized Southwest facing rear garden is laid to lawn with a variety of shrubs bordered by a mix of wooden fencing and a brick wall. Parking is on the lane.

Approximate Area = 96.1 sq m / 1034 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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