



**RV** RURAL VIEW

Meadow View  
Compton Abbas - Dorset



# Meadow View Compton Abbas Shaftesbury Dorset SP7 0NH

A spacious bungalow for refurbishment in an idyllic rural village setting with extensive gardens, wonderful country views & versatile accommodation including an annexe

- Lovely Outlook towards Fontmell Down
- Sitting, Garden & Dining Rooms
- Kitchen/Breakfast Room & Utility Room
- Two Bedrooms & Bathroom
- One Bedroom Self-Contained Annexe
- Beautiful Grounds, Parking & Garage
- Nearby Access to Country Walks

Viewing strictly by appointment via  
Sole Agents Rural View (Salisbury) Ltd  
01747 442500  
admin@ruralview.co.uk

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**Situation** Meadow View is situated off a country lane in the small rural village of Compton Abbas surrounded by the glorious North Dorset countryside between the rolling downland of the Cranborne Chase and the gently undulating farmland of the Blackmore Vale. The larger village of Fontmell Magna is just over a mile away and has a village shop/post office/café, primary school, surgery, a fine dining pub; The Fontmell and is home to the Collyer's Brook Nature Reserve. Just three miles to the North of Compton Abbas is the Saxon market town of Shaftesbury, famous for the steep cobbled street of Gold Hill, and offering a selection of supermarkets, independent shops, eateries, a secondary school and cottage hospital. The nearby Compton Abbas Airfield has a refurbished restaurant that has gained a glowing reputation for its food and fabulous views from its hilltop setting.

The nearest railway station is at Gillingham (8 miles) which has mainline services to London (Waterloo) and the West Country. The local road network gives ready access to the other towns in the area including Bath, Blandford Forum, Dorchester, Poole, Salisbury, Sherborne, Warminster and Wincanton as well as to the South Coast whilst the A303 trunk road, linking with the M3 motorway, makes London accessible for the motorist. There are several well-respected private schools in the area including Sandroyd, Port Regis, Hanford, Bryanston, Canford, Clayesmore, Sherborne and Milton Abbey.

Compton Abbas is an ideal base from which to explore the beautiful countryside of this part of North Dorset and for a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Blandford, Salisbury, Tollard Royal and Warminster with racing at Bath, Salisbury and Wincanton and sailing at Poole Harbour. There are many places of interest to visit in the locality such as Old Wardour Castle, the Longleat Estate, Sherborne Castle, Stourhead Gardens, Wilton House and Kingston Lacy.





**Property** Meadow View is a detached bungalow thought to have been built in the early 1960's and extended in the 1980's with reconstituted stone external elevations under a tiled roof. Although well presented, the property would benefit from some updating and presents a refurbishment or remodeling opportunity for a new owner or even replacing it with a more substantial property with a precedent for such next door.

The present accommodation comprises an entrance hall, sitting room, garden room, kitchen/breakfast room, two bedrooms and a bathroom with a dining room linking to the self-contained annexe (Nutbush) which has a large sitting/dining room open plan to a kitchen, sunroom, bedroom and shower room. The annexe has previously been let out as a holiday cottage. The living rooms enjoy a magnificent outlook over the garden towards Fontmell Down and the neighbouring countryside.

**Outside** An undoubted feature of the property are the extensive Southeast facing grounds of around 0.58 of an acre. These include twin drives at the front providing parking and leading to a garage and carport with areas of lawn, established shrub borders and a fenced off storage area.

To the rear are patio areas ideal for al fresco dining and opening out to the gently sloping lawn arranged in a number of sections and leading down to a stream. The borders are attractively stocked with a variety of flowers, roses and shrubs and there are a number of ornamental trees, a mature oak and apple trees. The outbuildings include two wooden sheds and two greenhouses.



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**Directions** From Tisbury, proceed to the A30, turn right to Shaftesbury. At the Chase roundabout, take the first left onto the A350 signed to Blandford and follow the road for around three miles through West Melbury to Compton Abbas. Just after the village sign and on the bend, take the turning on the left and then immediately right following the small lane down to a T junction, turn right. The property will be shortly on the left.

**Services** Mains water & electricity, private drainage, oil fired heating & hot water in the main home and Calor gas fired heating and hot water in the annexe.

**Local Authority** Dorset County Council 01305 221000 - Council Tax Band C

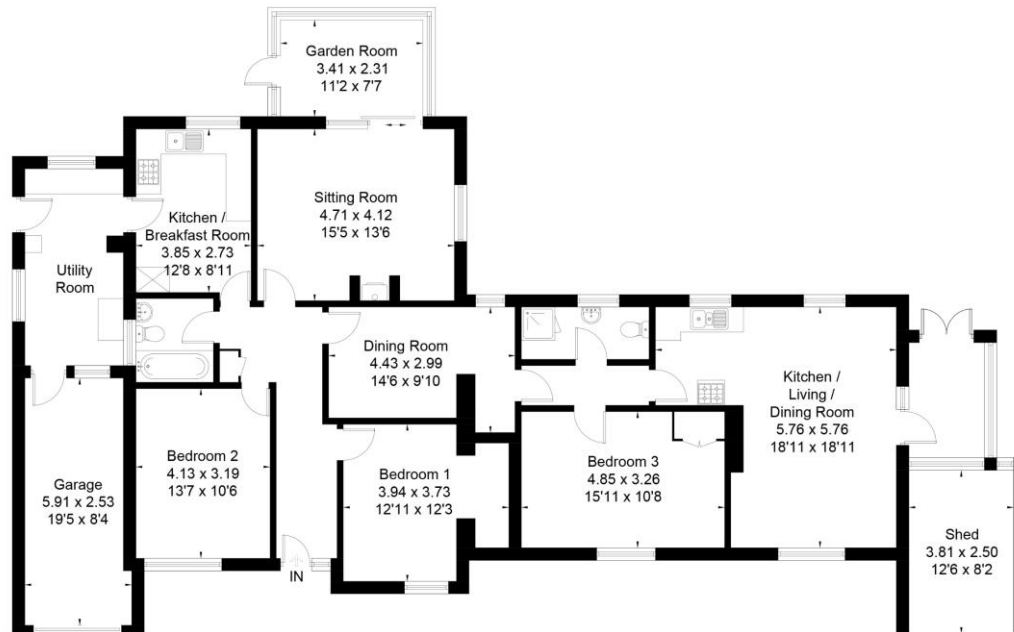
### EPC Energy Efficiency Rating

Current: 43 (E) - Please refer to the agents for the complete EPC

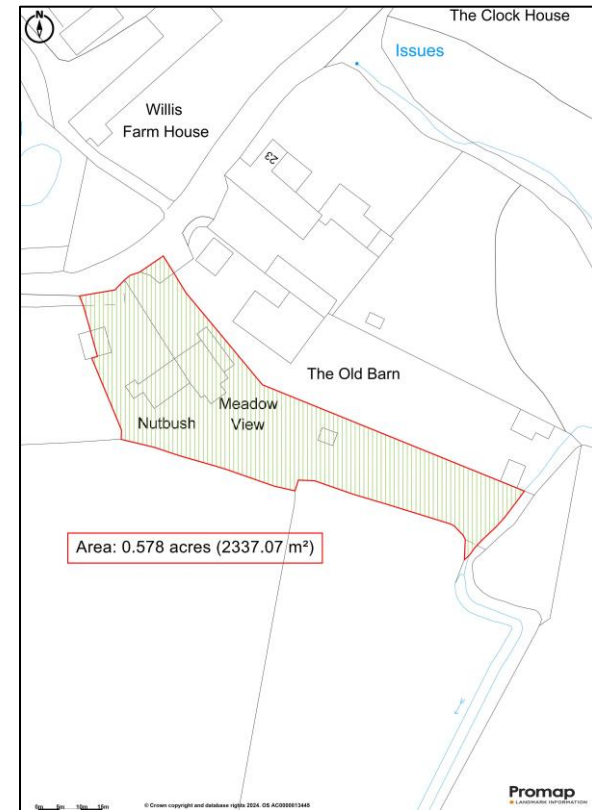
**Broadband** Standard: 9 Mbps Superfast: 80 Mbps (Ofcom)

**Tenure** Freehold

Approximate Floor Area = 183.8 sq m / 1978 sq ft  
(Including Garage / Excluding Shed)



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 #74480