



Asking Price  
£474,950

CHURCH FARM COTTAGE, SIXPENNY HANDLEY, WILTSHIRE SP5 5ND

Freehold



- ◆ POPULAR VILLAGE LOCATION
- ◆ FULL UPDATING REQUIRED
- ◆ FOUR DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ GENEROUS GARDEN AND GROUNDS
- ◆ DETACHED SINGLE GARAGE
- ◆ NO FORWARD CHAIN
- ◆ SOLE AGENTS

A rare opportunity to acquire a generous, four bedroom family home within the centre of this popular village, boasting tremendous potential and offers scope for extension (STPP).

## Room Description

Church Farm Cottage sits within the heart of the village and offers very traditional accommodation which has already been extended, but there is tremendous scope for this to be explored further (STPP) and the home requires modernising throughout. The accommodation currently comprises of two formal reception rooms, kitchen and shower room to the ground floor, with two double bedrooms and family bathroom to the first floor and two further double bedrooms to the second floor. Furthermore, there is an attached barn style structure to the southerly elevation, which could be easily developed and incorporated into the existing home, and the cottage benefits from an original cellar which is ideal for cold and dry storage. There has been the addition of a conservatory to the principle reception room which also features a charming inglenook style fire place and the home benefits from oil fired heating.





## Location

Sixpenny Handley is a thriving village located in north east Dorset situated on the Cranborne Chase, ten miles (16 km) from the town of Blandford Forum. The village has a store and butchers shop, workshop garage and doctor's surgery. The village recreation field area includes a car park, sports pavilion, cricket pitch, football field, tennis court, bowling green, skate park and play park. The parish church of St Mary dates from the 14th century and is central to the village. Sixpenny Handley also has a first school which takes children for reception and years one to four.

## Gardens and Grounds

The front garden has primarily been laid to hard standing and boasts generous parking for several vehicles. In turn, this space gives access to the detached single garage with up-and-over style door. The rear garden wraps around three elevations of the home and is primarily laid to lawn and mature shrubs and borders.



Size: 2242 sq ft (208.3 sq m)

Heating: Oil fired heating

Glazing: Mixed glazed

Parking: Driveway & detached single garage

Garden: South East

Main Services: Electric, water, drains, telephone

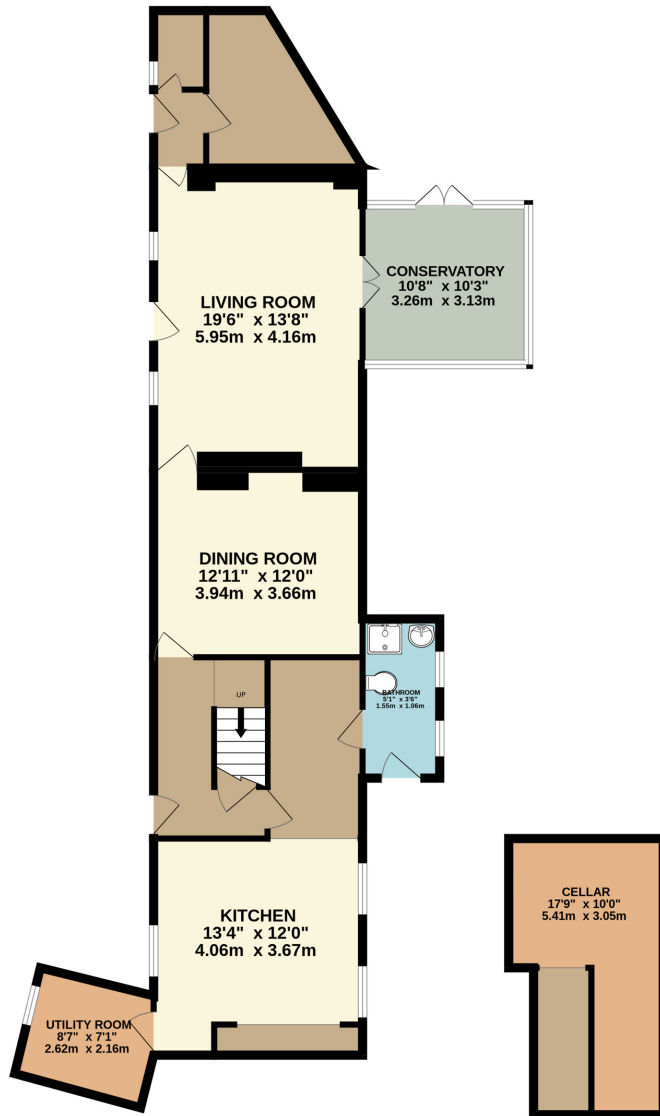
Local Authority: Dorset Council

Council Tax Band: F

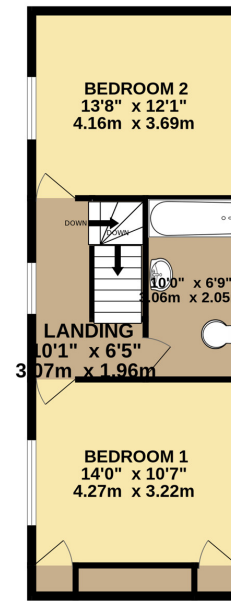




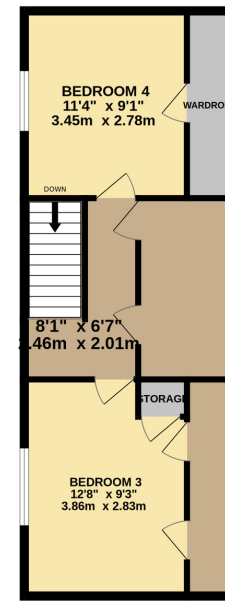
GROUND FLOOR  
1229 sq.ft. (114.1 sq.m.) approx.



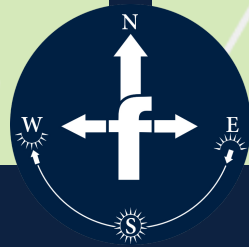
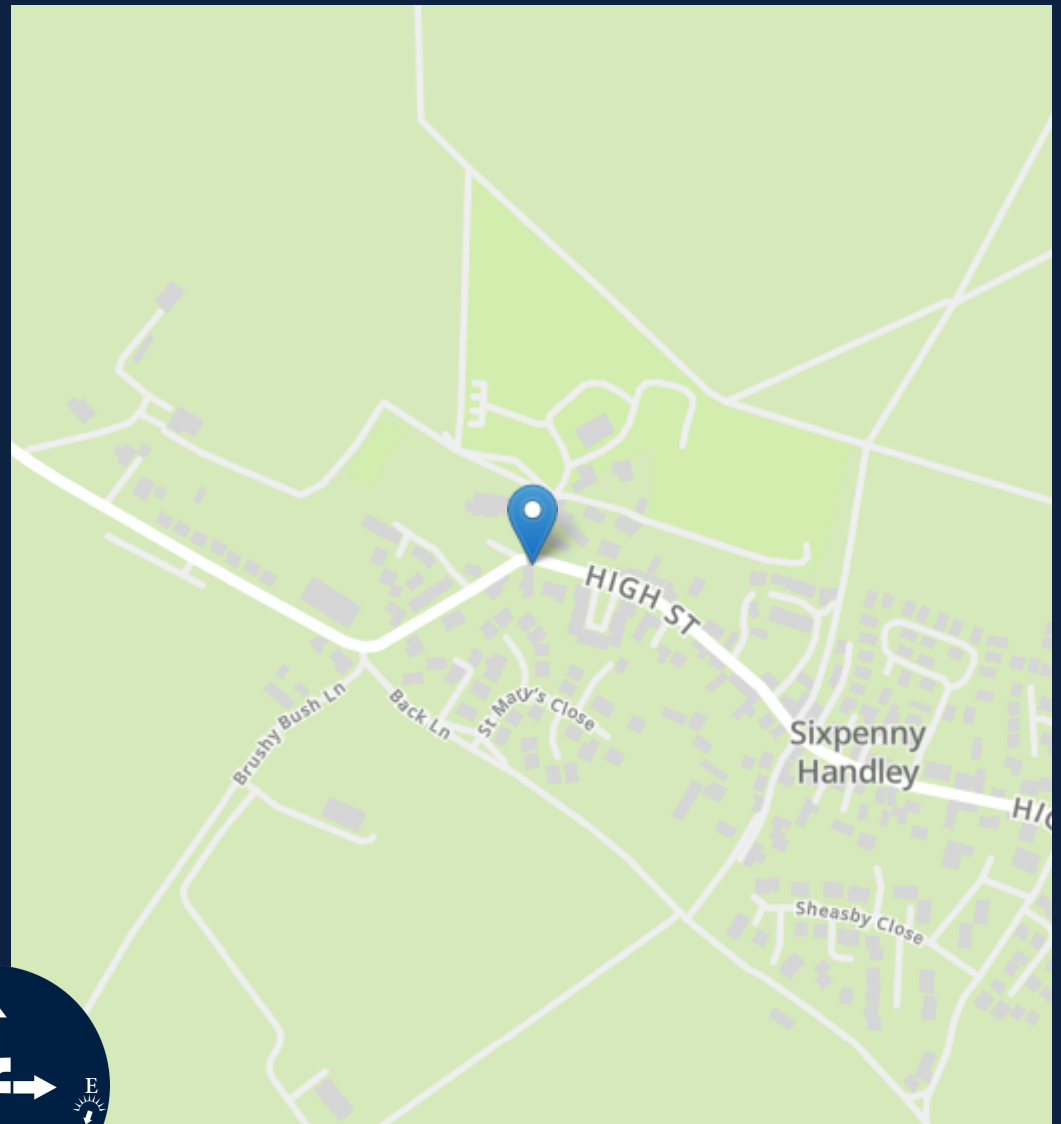
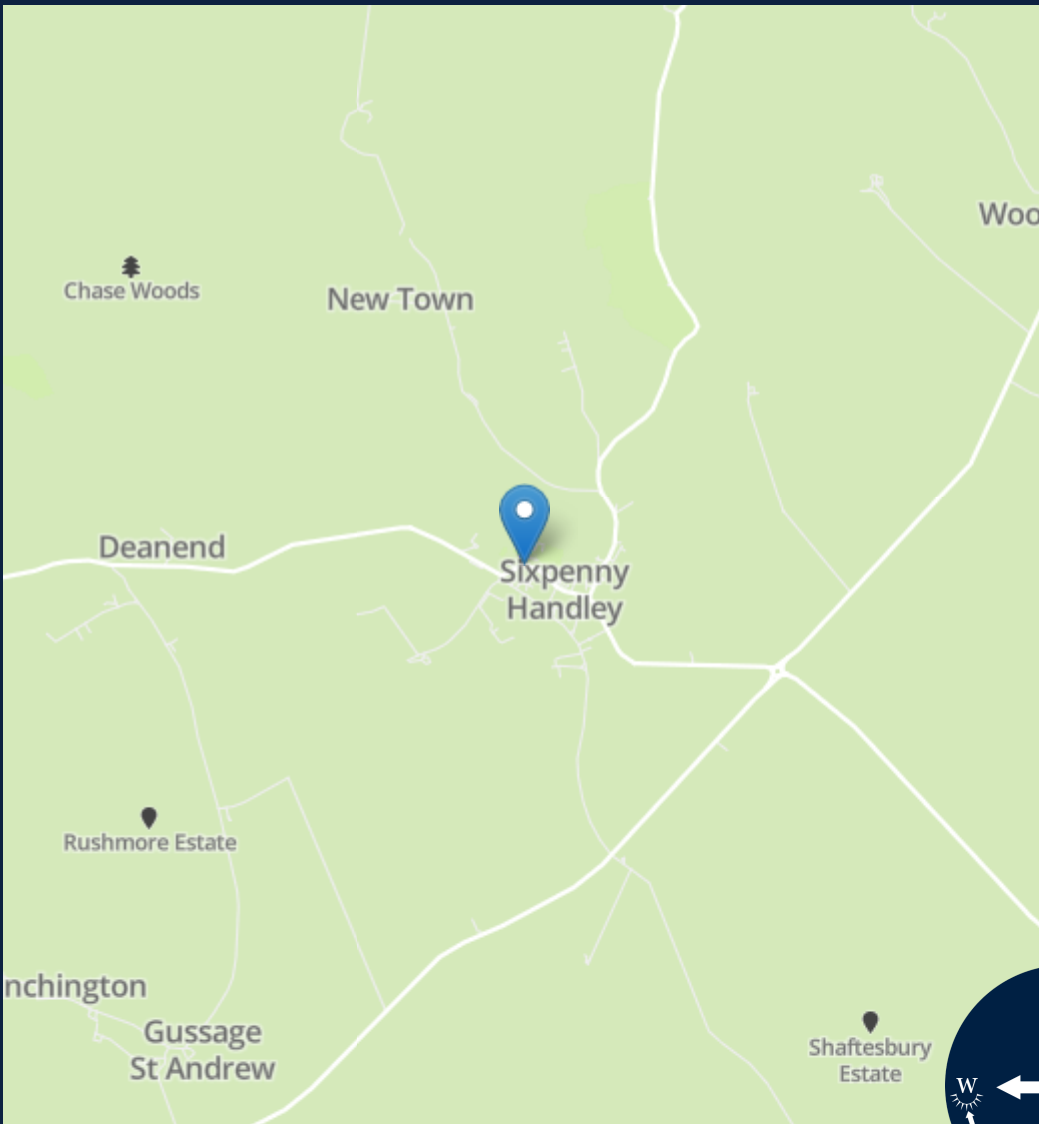
1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 2242 sq.ft. (208.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
<b>A</b> (92-100)	
<b>B</b> (81-91)	
<b>C</b> (69-80)	
<b>D</b> (55-68)	
<b>E</b> (39-54)	54
<b>F</b> (21-38)	
<b>G</b> (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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12 East Street, Wimborne,

Dorset, BH21 1DS

[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)

01202 880000