



*Offers In Excess of*

**£575,000**

HIGH STREET, SHAPWICK, BLANDFORD FORUM DT11 9JN

Freehold



- ◆ SEMI DETACHED FAMILY HOME
- ◆ FOUR/FIVE BEDROOMS
- ◆ RURAL VILLAGE LOCATION
- ◆ GENEROUS PLOT
- ◆ GARAGE AND OFF ROAD PARKING
- ◆ SCOPE TO EXTEND (STPP)
- ◆ SOLE AGENTS

A sympathetically extended, four bedroom, semi-detached post war cottage boasting a generous plot, beautiful rural views and located on the fringes of this popular Dorset village.

## Property Description

Queens Cottages are a collection of three semi-detached pairs positioned on the fringes of Shapwick. This particular homes sits in the middle of the row and the accommodation comprises of a country style kitchen with breakfast area, formal living room with wood burner, snug/fifth bedroom, cloakroom, utility room and conservatory to the ground floor. The first floor offers four well-proportioned bedrooms with the principal bedroom benefiting from an en-suite facility and there is a family bathroom serving the balance of the bedrooms. The home offers oil fired heating, has been double glazed throughout and there is an electric car charging point installed.





## Gardens and Grounds

The front garden is primarily laid to a kept lawn with a variety of well stocked beds and mature bushes. The driveway is accessed via a five bar gate and leads towards the left hand side of the home and can easily accommodate several vehicles. There is a single garage to the left hand side of the property and a pathway in turn gives access to the rear garden. The rear garden is also primarily laid to lawn and there is a patio spanning the rear elevation of the home. Towards the rear boundary there is a purpose built garden studio which benefits from power and light and the garden benefits from views across adjoining farm land and beyond.

## Location

Shapwick village has its own public house, play park and children's nursery and is located in the outer meadows of Wimborne town. Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. The town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



**Size:** 1781 sq ft (165.5 sq m)

**Heating:** Oil fired (Vented) serviced annually (13 yrs old)

**Glazing:** Double glazed

**Parking:** Driveway & single garage

**Garden:** West facing

**Main Services:** Electric, water, drain, telephone

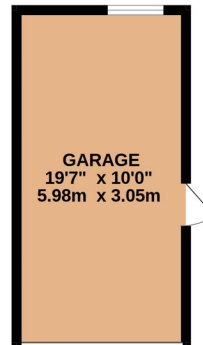
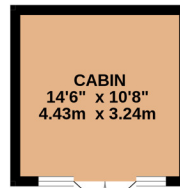
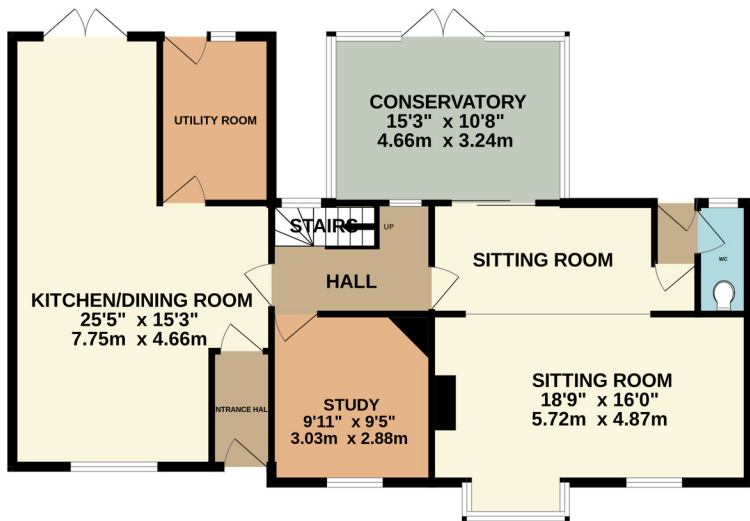
**Local Authority:** Dorset Council

**Council Tax Band:** C

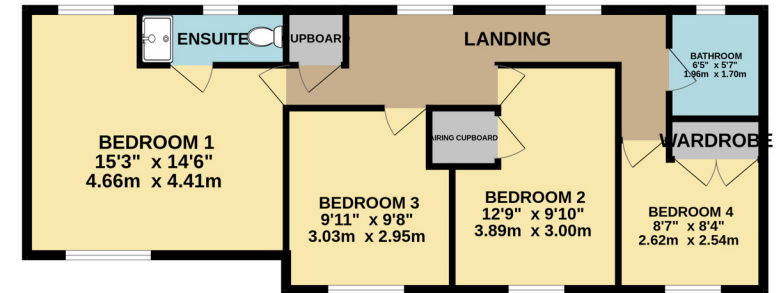




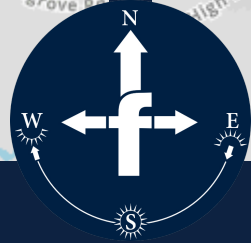
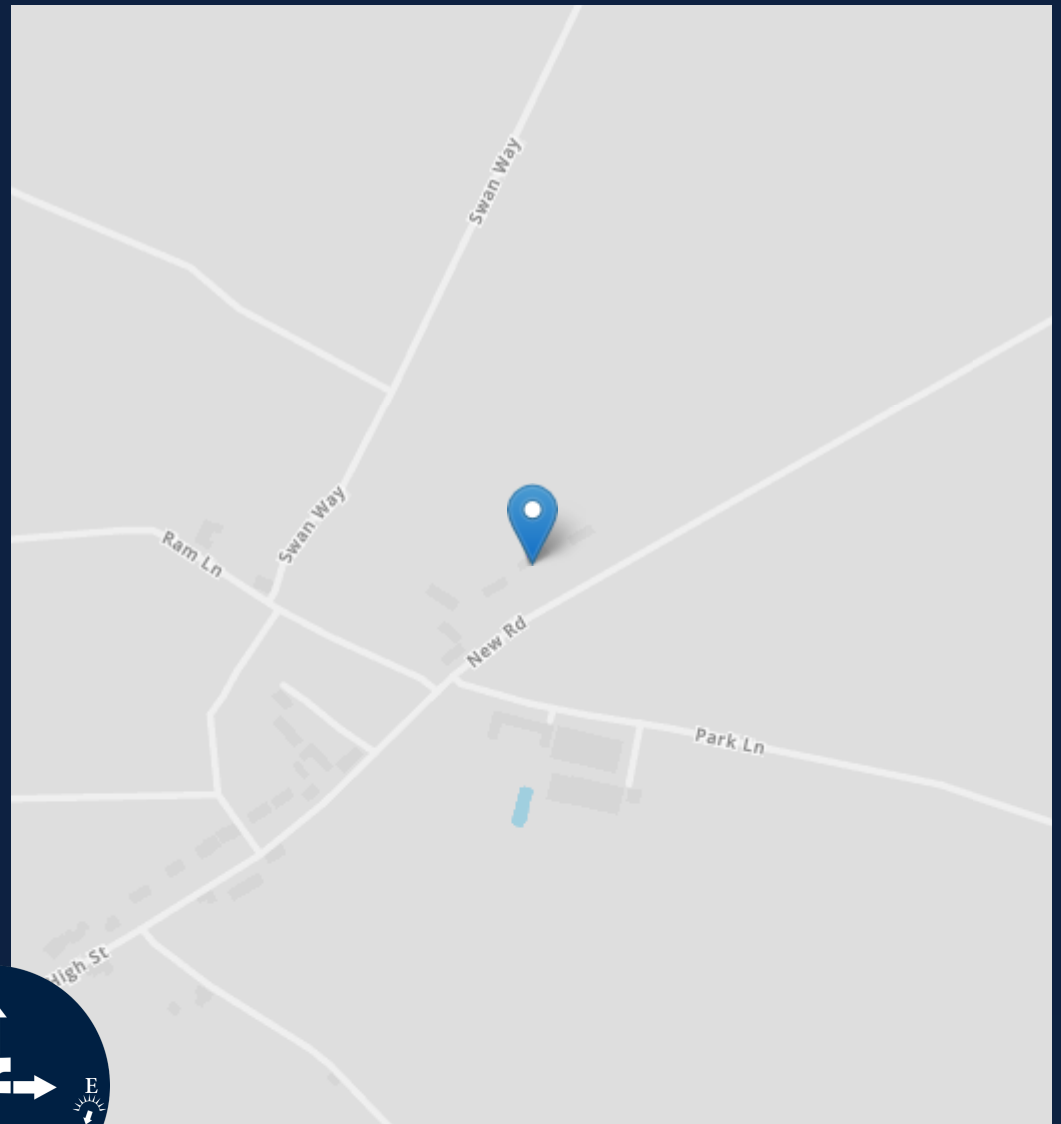
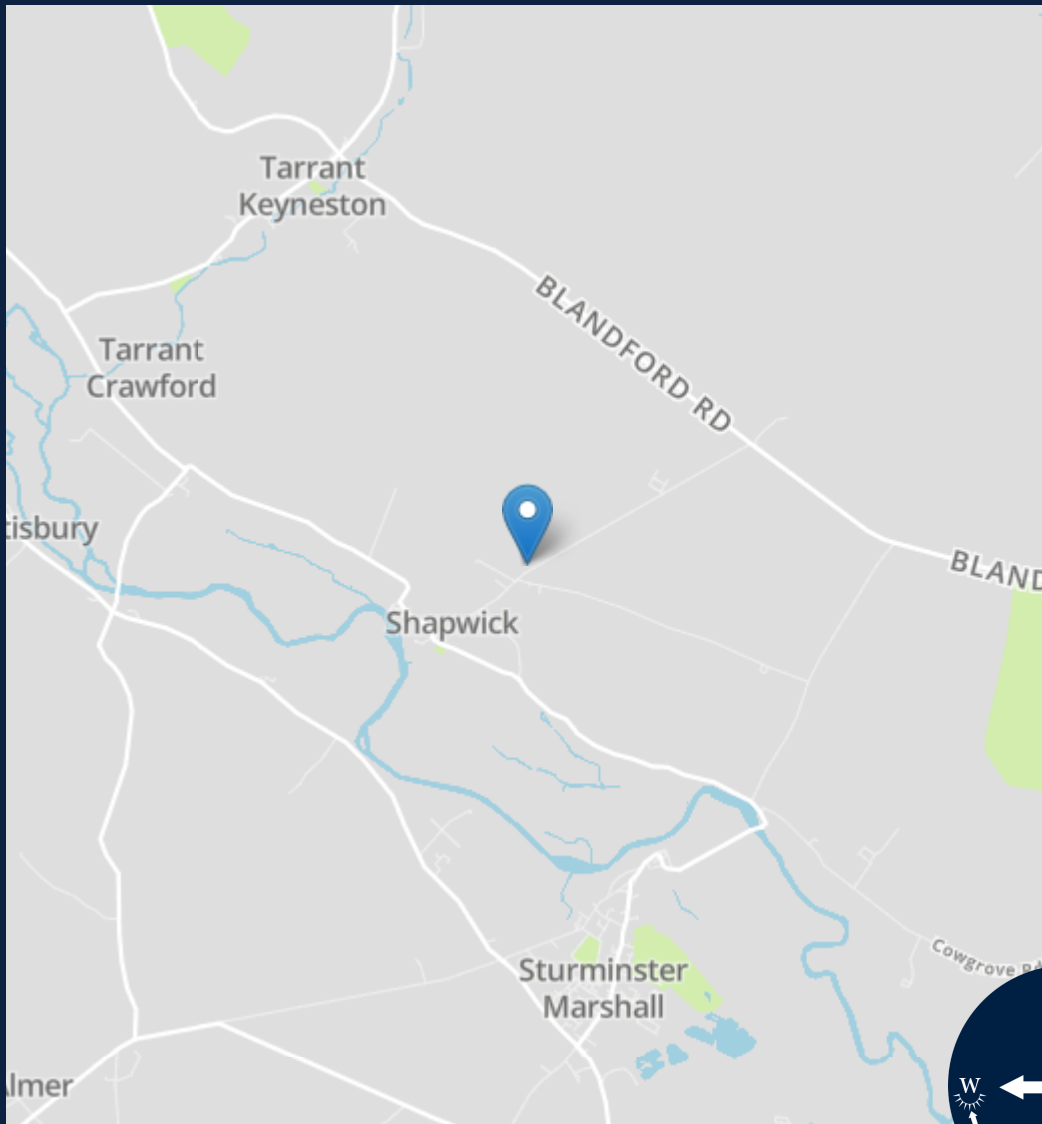
GROUND FLOOR  
1290 sq.ft. (119.9 sq.m.) approx.



1ST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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