



HAMBLEDON
ESTATE AGENTS

**3 PORTERS COTTAGE
SEMLEY
SP7 9AQ**



£285,000

- ◆ **ATTRACTIVE FORMER RAILWAY WORKERS COTTAGE**
- ◆ **ENTRANCE HALL ◆ SITTING ROOM WITH OPEN FIRE**
- ◆ **KITCHEN ◆ CONSERVATORY WITH CLOAKROOM**
- ◆ **2 BEDROOMS ◆ BATHROOM**
- ◆ **LARGE MATURE GARDEN WITH HIGH DEGREE OF SECLUSION**
- ◆ **OUTBUILDINGS AND A SUMMER HOUSE**

3 Porters Cottage, Semley, Shaftesbury, Dorset, SP7 9AQ.

Situated in a semi-rural location on the outskirts of Semley, this attractive two bedroom former railway workers cottage offers a wonderful opportunity for those seeking to create a home to your own taste and style. 3 Porters Cottage is the end terrace of three cottages built in 1860 and includes a large mature garden with a high degree of seclusion - enjoying sun, when present, at all times.

The front door opens to a spacious hallway. To your left you are welcomed into a cosy sitting room with an open fireplace and bay window. To the right of the hallway there is a kitchen which opens to a large conservatory enjoying an outlook over the garden. Off the conservatory there is a downstairs cloakroom. Moving upstairs there is a bathroom and two bedrooms with the principal bedroom being of a generous size. Stepping outside, the rear garden is a particular feature with many mature plants and shrubs, a delightful summerhouse with light from three aspects and brick outbuildings ideal for storage or with the potential to convert into a studio.

In summary, this attractive cottage offers a wonderful opportunity for those looking to transform a property into their ideal home.

LOCATION: Semley village offers amenities such as a shop, public house, delicatessen, and church. Nearby Shaftesbury provides High Street and boutique shopping, supermarkets, eateries, a health centre, hospital, library, and an arts centre and nearby Gillingham with a large Secondary school, offers a wide range of shops, including Waitrose, along with recreational facilities and a mainline station with regular services to London Waterloo and Exeter. The A303 provides convenient access to the national motorway network, London, and the West Country. Nearby notable independent schools include Port Regis, Sandroyd, Hazelgrove, Hanford, Clayesmore, Bryanston, Leweston, Godolphin, Kings Bruton and Sherborne

ACCOMMODATION

UPVC double glazed front door to:

ENTRANCE HALL: Double glazed window, radiator, oil fired central heating boiler, coat hooks and stairs to first floor.

SITTING ROOM: 14' (excluding bay) x 13' Open fire with ornate cast iron surround and tiled hearth, recessed shelf area on both sides, a deep, walk-in understairs cupboard with lighting, radiator and double glazed bay window to front aspect. Enjoys full afternoon/evening sun.

KITCHEN: 13'1" x 7' Inset 1¼ bowl single drainer stainless steel sink unit with shelving below, further range of wall and base units with a drawer line and work surface over, gas (propane) cooker point, space and plumbing for a washing machine, double glazed window and door to:

CONSERVATORY: 18'6" x 9' Radiator, exposed floorboards, dual aspect double glazed windows to side

and rear aspects and French doors opening onto attractive red brick steps to rear garden. The conservatory enjoys full morning/afternoon sun.

CLOAKROOM: Off the conservatory: Low level WC, pedestal wash hand basin and double glazed window to side aspect.

From the entrance hall stairs to the first floor.

FIRST FLOOR

LANDING: Hatch with steps to a large loft which extends the full length of the house with arrow slits at both ends for natural light.

BEDROOM 1: 12'7" x 11'4" Radiator, airing cupboard housing hot water tank and shelving for linen. Double glazed window to front aspect.

BEDROOM 2: 13' x 7'7" Radiator and double glazed window to rear aspect.

BATHROOM: Panelled bath with tiled splashback, low level WC, pedestal wash hand basin, radiator and double glazed window.

OUTSIDE

A private gate gives access to the pathway that passes the front garden - an area planted with shrubs. The path extends to the side of the cottage giving access to the front door and rear garden. This garden is of a generous size with mature trees including a Bramley apple, quince, medlar, fig and a gooseberry bush. A small fountain feature can be found beyond the bird-bath pedestal and herb garden. Brick outhouses provides three useful storage sheds: a sizeable workshop, a storage shed for tools and garden machinery and finally a small, deep storage unit running behind the tool shed. The neighbouring property is able to use the side path to gain entry to their rear garden, although it is never knowingly used.

SERVICES: Mains water, electricity, shared private drainage and telephone all subject to the usual utility regulations.

TENURE: Freehold

COUNCIL TAX BAND: C

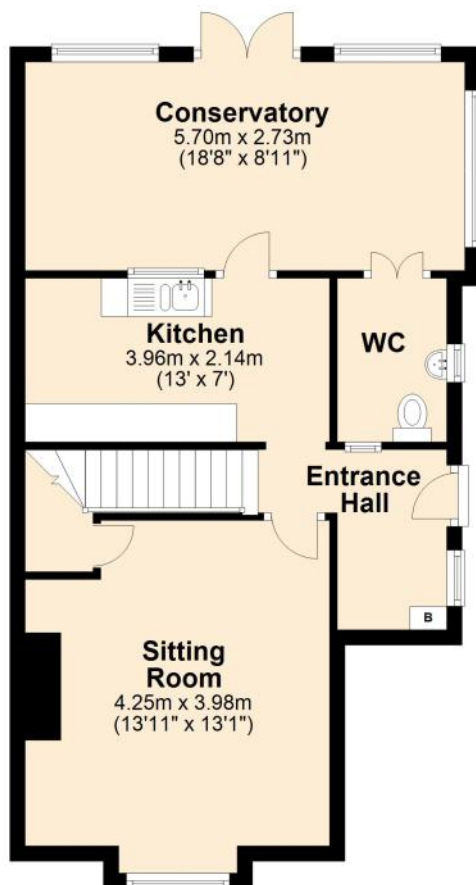
DIRECTIONS: What3words: symphony.tests.enrolling

VIEWING: Strictly by appointment through the agents.



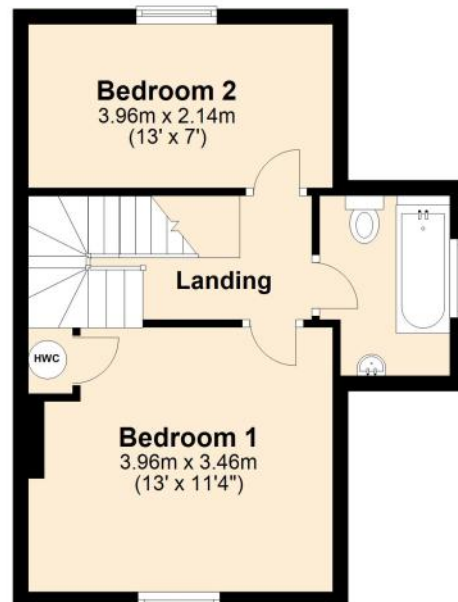
Ground Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 86.7 sq. metres (933.3 sq. feet)





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

