



Wriggle Cottage

Mill Lane, Chetnole, Sherborne, Dorset DT9 6PB

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A charming detached house in the centre of a delightful village with no onward chain.

- Entrance hall with Cloakroom
- Two Reception Rooms
- Kitchen, Breakfast, Dining areas
- Hugely energy efficient
- No fossil fuels
- Utility Room
- Shower & Sauna
- Master Bedroom with En-suite
- Three Further Bedrooms
- Garden & Off Road Parking for Two Cars
- Solar Panels
- Air Source Heat Pump
- Electric Car Charging Point
- Sought after Village Location



£595,000 Freehold

THE PROPERTY

Wriggle Cottage is peacefully situated on a no through lane in the heart of the desirable village of Chetnole. The property was built in the mid 1980's with attractive stone elevations under a pitched tiled roof. The vendors have made a number of improvements including installing energy efficient solar panels to the roof at the rear of the property. The house is further equipped with an EV charging point. The air source heat pump and income generating solar panels keep the running costs to a minimum.





ACCOMMODATION

Wriggle Cottage is entered via the porch leading to a welcoming tiled hallway off which is the family room, cloakroom and triple aspect main reception room. The spacious reception room enjoys an abundance of natural light and benefits from a wood burning stove. Patio doors lead directly to a secluded terraced area of garden. The entrance hall also leads to the family room, currently used as a music room with a pretty aspect towards the river. The sensational kitchen is accessed via the family room and is extremely well appointed, complete with a larder. A vaulted ceiling adds to the feeling of space and running along the rear of the property is the generous dining area. A wood burning stove further cements this area as the heart of the home. Off the kitchen is a well organised utility area which can also be accessed from the side of the property. An attractive sauna and shower are also located off the utility room.

All four bedrooms are quietly located on the first floor, all enjoying rural views. The master bedroom benefits from an en-suite shower room and there is a family bathroom servicing the remaining three bedrooms.

OUTSIDE

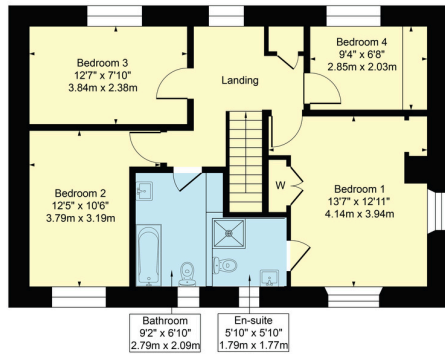
Wriggle cottage sits in a plot of approx. 0.10 acres with a low maintenance and fully enclosed garden sitting to the side of the property.



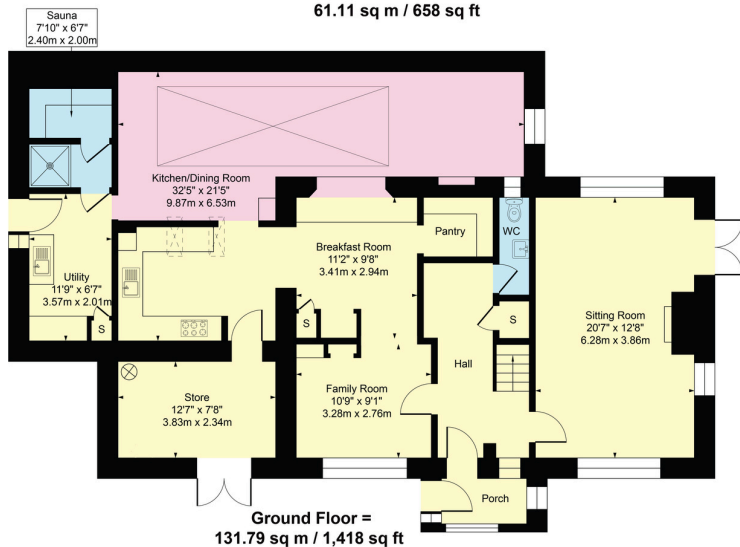


Mill Lane, Chetnole, Dorset, DT9

Approximate Gross Internal Area = 192.90sq m / 2,076 sq ft



First Floor = 61.11 sq m / 658 sq ft



Ground Floor = 131.79 sq m / 1,418 sq ft

All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purpose.



SITUATION

Residents of Chetnole enjoy a village pub, church, village hall and railway halt. The Village Green hosts the Wriggle Valley cricket team, a boules team, dog walkers and a play park. The nearby village of Yetminster provides further amenities including a Spar, post office, doctors surgery, primary school, railway station and popular cafe.

The historic Abbey town of Sherborne is approximately 8 miles away with a range of independent shops as well as larger super markets including Waitrose and Sainsbury's.

Southwest trains operate from Sherborne providing easy access to London and Exeter. There is a wonderful choice of both independent and local authority schools in Sherborne as well as restaurants, pubs and the recently opened Sherborne House.

SERVICES

Mains water & drainage. Electricity from income-generating solar panels. Air source heat pump supplying heating & hot water. EV charging point.

LOCAL AUTHORITY

Dorset District Council - Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From the centre of the village, with the church on your left and pub on your right, turn left, signed towards Melbury Bubb. Take the second left into Mill Lane. Proceed along Mill Lane and Wriggle Cottage will be on your right just after the bridge.

what3words: doing.scrub.outline

VIEWINGS BY APPOINTMENT Contact Jessica 07875 355382 or James 07525 008650

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