



Jackson-Stops
& Staff



TWO WAYS COTTAGE

KINGTON MAGNA, DORSET

A fine stone house set in a large garden in a popular North Dorset village

Features

- Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Rear Lobby
- Two Cloakrooms
- Four First Floor Bedrooms
- Two Bathrooms
- Garage
- Car Port
- Gardens
- In all approximately 0.45 of an acre

Location

- Gillingham 4 miles
 - Wincanton 5 miles
 - Shaftesbury 7 miles
 - Sherborne 12 miles
- (all mileages approximate)

Situation

Two Ways Cottage is situated at the south western edge of the village of Kington Magna which has a church and a village hall. There is a pub at nearby Buckhorn Weston, The Stapleton Arms, and the market town of Gillingham, just to the north east, has a wide range of everyday facilities including shops, banks, a doctors' surgery, supermarkets, including a Waitrose, and a mainline railway station (London Waterloo). There is a wider range of facilities in nearby Shaftesbury and Sherborne and, for more sophisticated requirements, there is the Cathedral city of Salisbury to the east and the Georgian Spa town of Bath to the north.





The Property

Originally farm cottages and built mostly of local stone under a tiled roof, the property has many attractive period features including beamed ceilings, window seats and a wood burner in the sitting room. Two Ways Cottage was extended in the 1990s, faces west with an attractive garden and is situated on the edge of this popular village with open views across the Blackmore Vale. The accommodation is sensibly configured, although in need of some updating.

Outside

The house is approached from the minor road onto a driveway leading to the oak framed car port with storage over the left hand side and a further single garage. The garden consists of areas of lawn, flowerbeds and shrub borders and a number of maturing trees. There is a kitchen garden and the property is bounded by mature hedging and close boarded fencing.

Education

The area is renowned for its private and state educational facilities and the private sector includes: St. Mary's Shaftesbury, Clayesmore, Bryanston, Sherborne Boys and Girls Schools, St. Antony's Leweston, Milton Abbey, Downside and Millfield. Prep schools include: Port Regis, Sandroyd, Hanford, Knighton House, Clayesmore Prep, Sherborne Prep and Hazlegrove. There are two primary schools in Marnhull; a Catholic and a Church of England school and a primary school in Woodville, Stour Provost. In addition, Gillingham School is an extremely popular secondary school.

Sporting and Recreation

There is racing at Wincanton, Salisbury and Bath, golf at Rushmore Park, Sherborne, Ashley Wood (Blandford) and Came Down (Dorchester). Theatres at Salisbury, Yeovil, Poole, Bournemouth and Bath. Extensive walking, cycling and riding in this unspoilt part of Dorset. Watersports on the South Coast.



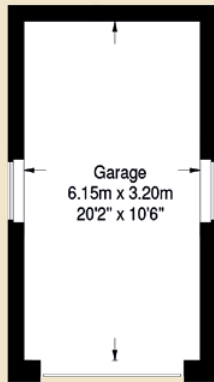
Shaftesbury 01747 850858 shaftesbury@jackson-stops.co.uk
6 The Commons, Shaftesbury, Dorset SP7 8JU

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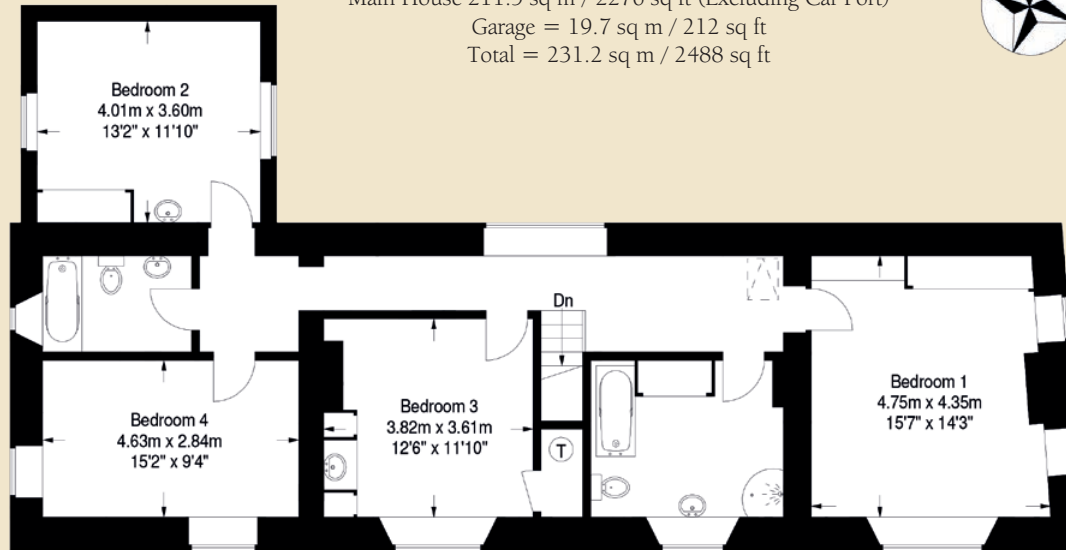


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Approximate Gross Internal Area :-
Main House 211.5 sq m / 2276 sq ft (Excluding Car Port)
Garage = 19.7 sq m / 212 sq ft
Total = 231.2 sq m / 2488 sq ft



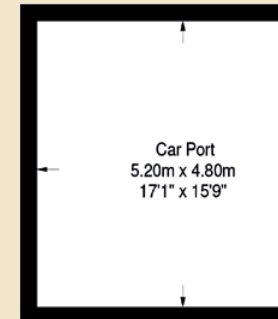
(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



Property Information

Services

Mains water, electricity and drainage. Oil fired central heating. Aga and propane gas cooker.

Tenure and Possession

Full vacant possession on completion.

Council Tax Band

Band G

Local Authorities

North Dorset District Council. Telephone 01258 454111

Dorset County Council. Telephone 01305 251000

EPC

Current Band F
Potential Band C

Directions (SP8 5ET)

From Shaftesbury take the A30 west towards Sherborne. After West Stour take the next turn to the right, signed to Sandley and Bourton. After approximately half a mile take the first turning left signed to Chapel Hill bearing right at the bottom of the hill and then immediately left into South Street. Two Ways Cottage is about 200 yards along on the right hand side.

Viewing

Strictly by appointment with sole agent Jackson-Stops & Staff - 01747 850858

Illustration for identification purposes only, measurements are approximate, Not to scale.

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