



## Property Location

Situated in the popular West Dorset village of Longburton, just 3 miles from the market town of Sherborne, whilst the Jurassic coast is just a 35-minute drive to the South. The village has a traditional country pub and modern village hall. The beautiful countryside surrounding the village is a dog-walker's paradise!

Longtails, Longburton, Sherborne, Dorset, DT9 5NZ

Approximate Gross Internal Area = 59.4 sq m / 639 sq ft

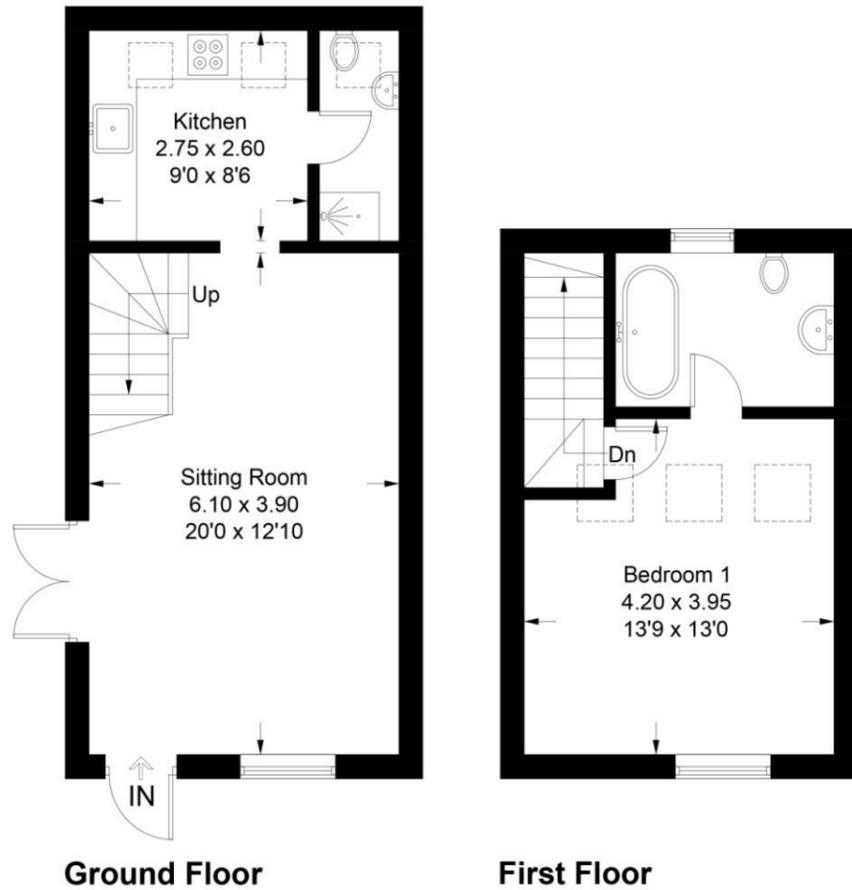


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1148675)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Longburton, Sherborne

Asking Price Of £220,000



Longburton  
Dorset  
DT9 5NZ

Key features:

- Traditional Cottage
- Double Glazing
- Modern Electric Central Heating
- Close to Sherborne
- Off Road Parking
- High Specification
- Large Garden
- Lovely Village



Why you'll like it

This simply charming, beautifully refurbished 1 bedroom traditional cottage based in the rural Dorset village of Longburton near Sherborne. The property comprises of a spacious lounge/diner which has french doors to the garden, fitted kitchen and high spec downstairs shower room. Upstairs there is a large light and bright bedroom with a further en-suite bathroom. Outside there is a large private, fully enclosed garden and one off road parking space. Viewing Highly Recommended.

**SITTING/DINING ROOM 12' 9" x 20' 0"** (3.9m x 6.1m) The double glazed front door opens into the sitting / dining room which is quintessential country cottage with oak flooring and aged beams overhead. The room has a cosy feel but benefits from modern double glazing with a window to the front and french doors opening to the garden to the side. White painted wooden stairs rise to the first floor with a useful cupboard beneath, and to the rear a door opening into the kitchen. There is a radiator and the electrical consumer unit high level.

**KITCHEN 8' 6" x 9' 0"** (2.6m x 2.75m) The beautifully-appointed kitchen to the rear is bright and sunny due to the two velux windows above. The french grey fitted kitchen units are set off by the wood-effect work surface and neutral paint tones.

There is a fitted electric oven and hob, with appliance spaces for washing machine and fridge-freezer. Radiator with attractive cover.

**SHOWER ROOM 6' 2" x 8' 6"** (1.9m x 2.6m) Ground floor cloakroom with large shower cubicle. Cream tiled floor and beige tiled walls with white pedestal basin and WC. Velux window above and radiator.

**BEDROOM 13' 9" x 12' 11"** (4.2m x 3.95m) Large double bedroom on the first floor with en suite bathroom. This room is very special with a high ceiling and three velux windows overhead providing plenty of light. There is a further double glazed window with front aspect. Neutral carpet and walls, with one feature pink wall. Radiator.

**ENSUITE 8' 10" x 6' 2"** (2.7m x 1.9m) Bathroom with double glazed window to the rear. Roll-top bath plus white toilet and basin. Blue tiled walls, neutral paint work and wooden flooring. Electric towel rail and extractor.

**OUTSIDE** To the front of the cottage is a traditional stone wall with a small gravel area. A gate leads to the side garden. The garden is a good size and completely enclosed. There is a patio area, lawn and raised seating area. The garden is south-facing and so enjoys the sun all day. A second gate opens to the gravel parking area, with space for one car.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		113   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		

