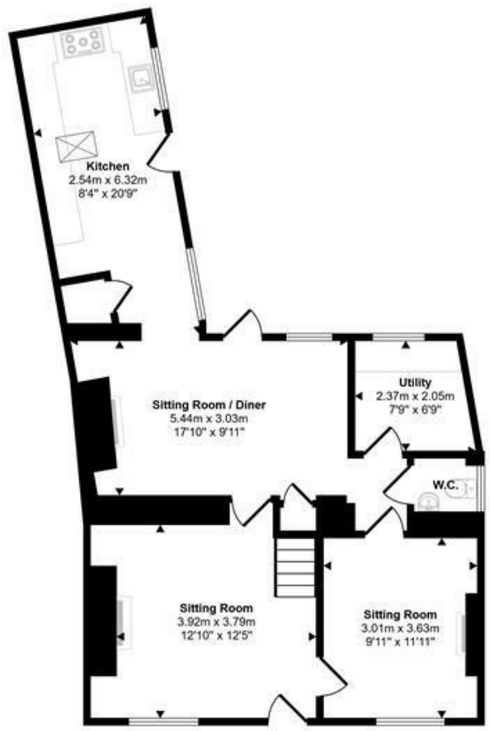
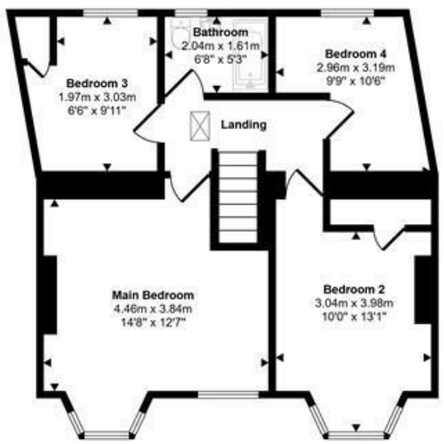
Approx Gross Internal Area
131 sq m / 1410 sq ft




Ground Floor
Approx 72 sq m / 777 sq ft

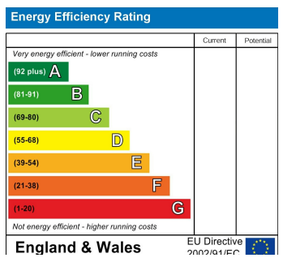



First Floor
Approx 59 sq m / 632 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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# Morton • New

selling and letting properties



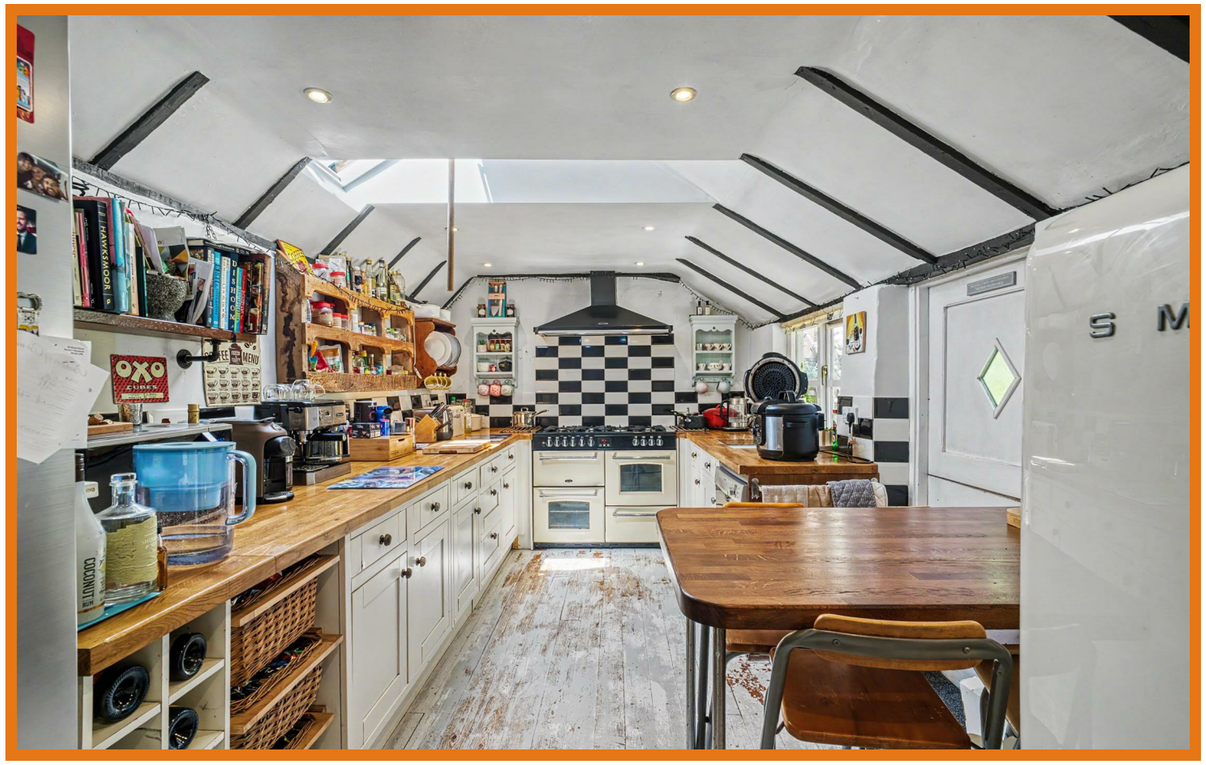
Sansomes Hill
Milborne Port

Guide Price
£350,000

A characterful four bedroom semi-detached cottage situated in the heart of the popular village of Milborne Port, within walking distance of everyday amenities and local primary schools. The property offers a wonderful opportunity for a family looking to put down roots in a truly sought after village location surrounded by beautiful countryside.

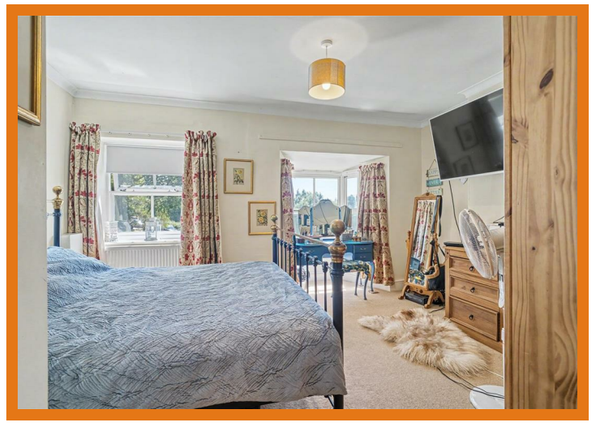
Full of charm and original character throughout, the property offers generous and versatile accommodation across two floors. The ground floor is particularly impressive, comprising three reception rooms retaining exposed wooden ceiling beams, two with woodburners and one with an open fire, creating a wonderfully warm and inviting atmosphere throughout. A well appointed traditional kitchen benefits from a Velux skylight and a stable door leading out to the rear garden, with a utility room and downstairs WC also found on this level. On the first floor there are four bedrooms, two of which enjoy lovely bay windows to the front, together with a family bathroom.

Outside, the rear garden is enclosed with a patio area, steps leading up to a lawn and a hot tub, offering a lovely space to relax and enjoy the outdoors. There is parking for two cars to the side of the property, together with an EV charging point.













**The Property**

**Inside**

Ground Floor

The front door opens into a sitting room, a wonderfully characterful space with exposed wooden ceiling beams and an open fire creating a warm and inviting atmosphere. This leads through to the sitting room/diner, a generous room currently used as a combined sitting and dining area, housing a woodburner as a further focal point, which in turn leads through to the kitchen. The kitchen is well appointed and traditional in style, fitted with a range of wood floor and eye-level cupboards with wood worksurfaces, a Belfast sink, a seven ring Belling cooker, a breakfast bar and a larder cupboard. Two double glazed windows and a Velux skylight ensure the room is wonderfully bright, with a stable door leading out to the rear garden. A further reception room, also full of character with exposed wooden ceiling beams and a woodburner, together with a utility room and downstairs WC complete the accommodation on this level.

First Floor

The landing gives access to all four bedrooms and the family bathroom, all well proportioned rooms. The main bedroom is a generous double benefitting from a lovely bay window overlooking the front of the property, while bedroom two also has a bay window to the front and a useful built-in storage cupboard. The family bathroom serves all bedrooms.

**Outside**

Garden

The rear garden is enclosed and offers a blank canvas with plenty of potential for a keen gardener to make their own. A patio area abuts the rear of the property, with steps leading up to a lawn beyond. A hot tub and garden shed are also found within the plot, with a gate providing access to the front of the property.

Parking

Parking for two cars is available to the side of the property, together with an EV charging point.

**Useful Information**

Energy Efficiency Rating D
Council Tax Band C
Gas Fired Central Heating
Mains Drainage
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

**Location and Directions**

Milborne Port is a well-regarded and thriving village on the Somerset and Dorset border, offering a good range of everyday amenities including shops, a doctors surgery, primary school and public houses. The village is conveniently positioned for access to the Georgian town of Sherborne, approximately two miles distant, which offers a wider range of independent shops, restaurants, a mainline railway station and highly regarded schooling. The surrounding countryside provides excellent walking and cycling routes directly from the doorstep.

Postcode DT9 5AJ

What3words ///reckon.winner.tenure

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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 measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.