



**CHAFFERS**  
ESTATE AGENTS



## Holly Cottage Church Hill, Kington Magna, Gillingham, SP8 5EG

Detached three-bedroom house in a sought-after village, offering spacious accommodation, two bathrooms, a generous garden, driveway and detached garage.

**£375,000 Freehold**

Council Tax Band: E

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## Description

The property is entered via a welcoming entrance hall, with stairs rising to the first floor and access to the ground-floor accommodation. The cloakroom is fitted with a white suite comprising wash hand basin and low-level WC. The spacious double-aspect sitting room features an attractive open fireplace with mantel surround, patio doors opening onto the garden and a double-glazed door leading to the conservatory, which is of UPVC construction.

The double-aspect kitchen/diner is fitted with a range of floor and wall-mounted cupboards, 1½-bowl sink, double oven, ceramic hob and inset fridge and freezer. There is also an oil-fired boiler and a double-glazed door providing access to the rear porch and utility area. The first-floor landing gives access to three bedrooms and two bathrooms.

Outside, the property benefits from a gravel driveway accessed via double five-bar gates, with the front garden featuring established hedging, trees and shrubs. The rear garden provides a pleasant seating area together with a summer house, shed and greenhouse. A detached garage measuring approximately 3.07m x 5.72m provides useful additional storage and parking.

## Situation

Kington Magna is a traditional peaceful rural Dorset village set amidst unspoilt countryside bordering the renown Blackmore Vale. It has an active village hall and Parish Church and is easily accessible to the A30 and the neighbouring village of West Stour which has an excellent Garage/Village Shop, Pub, Church and Village hall. The nearby towns including Gillingham approximately 4 miles distant has a good range of facilities including a main line station (Exeter - Waterloo), the ancient Saxon hilltop town of Shaftesbury is 7 miles, the Somerset town of Wincanton 6 miles which provides easy access to the A303 and the Abbey town of Sherborne 10 miles.

## Additional Information

Services: Mains Water, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: F



## Directions

What three words; [///amid.sweetened.neutron](http://amid.sweetened.neutron)



# Floor Plan

