



TEMPLE COTTAGE
TODBER, DORSET

JACKSON-STOPS 

TEMPLE COTTAGE
TODBER, DORSET, DT10 1JB

A HANDSOME GRADE II LISTED STONE
HOUSE WITH LATER ADDITIONS, ANNEXE
AND DELIGHTFUL GARDENS BACKING ONTO
FARM LAND



DISTANCES

SHAFTESBURY 4 MILES

STURMINSTER NEWTON 5 MILES

GILLINGHAM 5.5 MILES (LONDON
WATERLOO CONNECTION)

A303 10 MILES

SHERBORNE 13 MILES

SALISBURY 26.5 MILES

BOURNEMOUTH AIRPORT 30 MILES

BATH 37 MILES

(ALL MILEAGES APPROXIMATE)

ACCOMMODATION

Ground Floor

- Reception Hall
- Cloakroom
- Snug
- Kitchen/Breakfast Room
- Dining Area
- Vaulted Sitting Room
- Boiler/Utility Room

First Floor

- Principal Bedroom with en-suite Shower Room
- Three Further Bedrooms
- Family Bathroom

Outside

- Oak Framed Car Port
- Garage Storage
- Workshop
- First Floor Annexe Room/Art Studio with Adjoining Shower Room
- Log Store
- Shed
- Gardens and Grounds

SITUATION

Todber is a small hamlet lying between Shaftesbury and Sturminster Newton and close to the thriving village of Marnhull, which has a good range of shops including a post office/general stores and a hairdresser. In addition, there are Church of England, Roman Catholic and Methodist churches, two primary schools, a nursery and a doctors' surgery with pharmacy. Further facilities can be found in the nearby towns of Sturminster Newton, Shaftesbury and Gillingham, which also has a mainline railway station with services to London Waterloo (120 minutes). For more comprehensive requirements there is the cathedral city of Salisbury to the east and the Georgian Spa town of Bath to the north.

THE PROPERTY

Reputedly dating from the 15th Century with later addition, Temple Cottage is a Grade II Listed house built of attractive mellow stone elevations, under a part thatch and tiled roof. Sensibly configured and beautifully presented, attributes worthy of particular mention include the splendid, vaulted sitting/drawing room with Jetmaster fire, a smartly fitted kitchen with stone washed granite worktops, a combination of stone and timber flooring and light and bright accommodation throughout. In addition, there is a useful annexe above the car port making the accommodation particularly adaptable.





OUTSIDE

The property is approached down a long drive into a graveled car parking and turning area, adjoining the oak framed double car port. Leading from the kitchen through French doors, is a delightful Loggia/terrace looking over the gardens. At the rear, steps lead to the annexe, which comprises an open plan living area with basin/worktop and shower room.

GARDENS

The gardens lie principally to the south and are largely laid lawn, with attractive beech hedging, a centrally positioned rose clad pergola, with a mature beech tree on the western boundary. There is a small orchard to the side of the house.

EDUCATION

There is a wide choice of schools locally from both the private and state sectors. There are three primary schools in Gillingham and Gillingham School is an extremely popular secondary school which is within catchment. Independent prep schools include Port Regis, Clayesmore, Sandroyd, Bryanston Prep, Hazlegrove and Hanford. Senior schools include Bryanston, Clayesmore, King's Bruton, Sherborne and Sherborne School for Girls.

SPORTING AND RECREATION

There is magnificent walking, riding and cycling locally. Golf at Rushmore Park, Sherborne and Ashley Wood (Blandford). Racing at Wincanton, Salisbury and Bath. Theatres at Salisbury, Poole, Bournemouth and Bath, and watersports on the south coast.



PROPERTY INFORMATION

Services: Mains water and electricity, private drainage. Oil fired central heating and bottled gas for the range cooker.

Tenure: Freehold with vacant possession on completion

Council Tax: Band F

EPC: House: E

Local Authority: www.dorset.gov.uk

DIRECTIONS (DT10 1JB)

From Shaftesbury take the B3091 (Bimport), turning right at the bottom of the hill, onto Foyle Hill and signed to Marnhull. Pass through Stour Row, enter the hamlet of Todber and after 100 yards a drive will be seen on the right-hand side signed Pigeon House Farm. Continue along the drive, passing a pair of semi-detached cottages and fork left into Temple Cottage.

From the A30, in East Stour, take the B3092 following signs to Todber and Marnhull. After 2 miles turn left into Church Lane; after about 0.7 miles turn left onto the drive signed Pigeon House Farm, then continue as above.

Viewing: Strictly by appointment with the sole agents Jackson-Stops, Shaftesbury on 01747 850858.



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TOTAL APPROX. FLOOR AREA

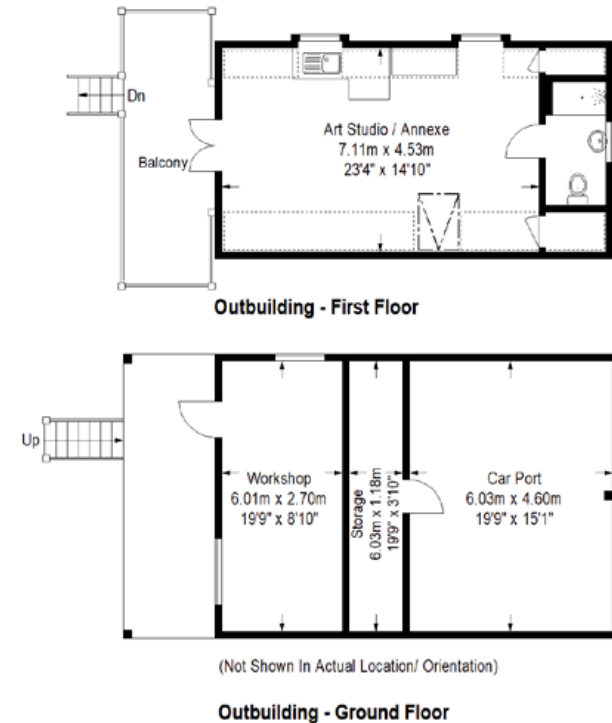
HOUSE: 2,036 SQ FT / 189.2 SQ M

OUTBUILDING: 688 SQ FT / 63.9 SQ M (EXCLUDING CAR PORT)

(OF WHICH 119 SQ FT / 11 SQ M IS REDUCED HEADROOM)

LOG STORE: 96 SQ FT / 8.9 SQ M

TOTAL: 2,820 SQ FT / 262.0 SQ M



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

SHAFTESBURY

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