

GABLE COTTAGE

PECKONS HILL, LUDWELL, SHAFTESBURY, DORSET

JACKSON-STOPS

GABLE COTTAGE
PECKONS HILL, LUDWELL, SHAFTESBURY, DORSET SP7 0PN

AN IMMACULATELY REFURBISHED DETACHED FOUR BEDROOM HOME WITH WONDERFUL COUNTRYSIDE VIEWS



DISTANCES

SHAFTESBURY 3 MILES,
GILLINGHAM 8 MILES,
BLANDFORD FORUM 13 MILES,
TISBURY (STATION) 6.5 MILES,
GILLINGHAM 8 MILES,
SALISBURY 18 MILES
(ALL DISTANCES ARE APPROXIMATE)

KEY FEATURES

- Comprehensively restored period house
- Countryside views
- Kitchen, dining, family room
- Separate sitting room
- Triple aspect principal bedroom with ensuite
- 4 bedrooms and 3 bath/shower rooms (2 ensuite)
- Integral garage and additional parking for 5 cars
- Landscaped garden and patio area.



DESCRIPTION

Gable Cottage is a much loved four bedroomed detached family home that dates back to the 19th century and has been meticulously extended over the years to provide truly wonderful accommodation. The current owner in extending the property has paid huge attention to detail and has produced a very cleverly laid out family home with plenty of built in storage in all rooms. There is a good sized sitting room with log burner to the right as you come in from the entrance porch and to the left you enter into a second sitting room leading to an open plan dining room and hand built kitchen. Off the kitchen is a utility area with plenty of storage, downstairs cloakroom and a side entrance to the back of the property. Upstairs there are three good sized double bedrooms, one ensuite shower room and a family bathroom. The fourth principal bedroom has a triple aspect and ensuite shower room and is above the garage with stunning views across open countryside.

OUTSIDE

The main garden sits to the west of the property and is mainly laid to lawn with well stocked borders, a sunken patio and decking area, wrapping around the back of the property to the paved parking area. There is a double garage and ample space for several cars and adjoins the country lane.

SITUATION

The property lies within the Cranborne Chase Dark Skies area and the West Wiltshire Downs and is within walking distance of the award winning village shop, butchers and pub (The Grove Arms). There is also a popular village school, Ludwell Primary as well as a wide selection of private and grammar schools at all levels. In addition to the good local primary and secondary schools, Salisbury retains boys' and girls' grammar schools (Bishops Wordsworth and South Wilts Grammar) and independent schools in the area include Clayesmore, Sherborne, Warminster, as well as Port Regis and Sandroyd prep schools.

Fontmell and Melbury Downs as well as Stourhead (National Trust) are on the doorstep and there are plenty of opportunities for sport and recreation within the area.

The cathedral city of Salisbury is approximately 18 miles away with a comprehensive range of both arts and recreational facilities. Salisbury and Tisbury offer a mainline connection to London Waterloo, while the A303 approximately 6 miles to the north provides access to the south west and to London via the M3. There are international airports at Bournemouth, and Bristol (about 26 and 51 miles respectively).







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APPROXIMATE GROSS INTERNAL AREA 2,312 SQ FT / 214.82 SQ M
GARAGE 334 SQ FT / 31.07 SQ M
TOTAL 2,646 SQ FT / 245.89 SQ M

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity. Oil fired heating.

Broadband and Mobile: Good broadband and reasonable mobile coverage.

EPC: Band D.

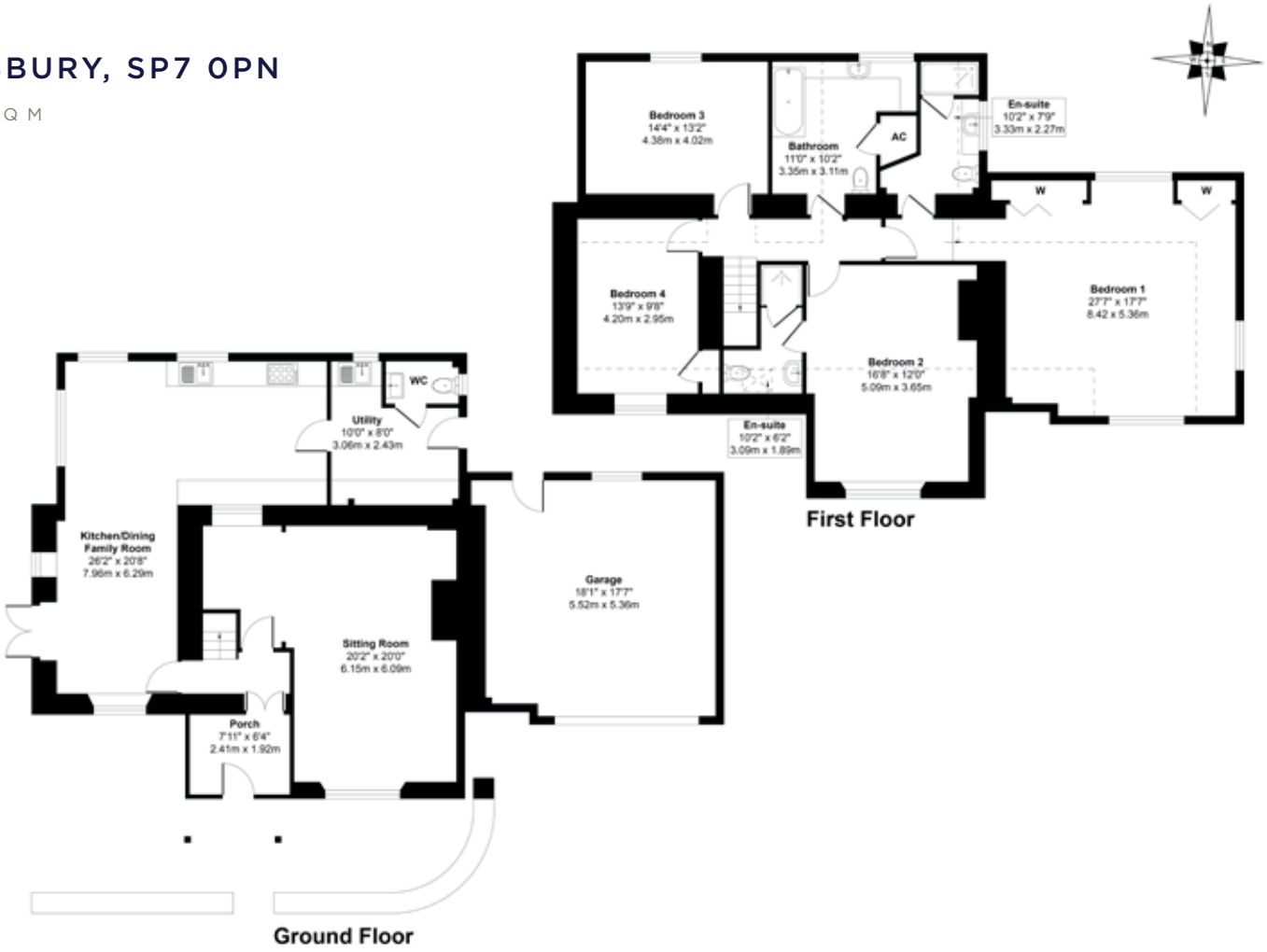
Local Authorities: Wiltshire Council www.wiltshire.gov.uk

Council Tax: Tax Band D

Viewings: Strictly by appointment with the agents: Jackson-Stops, Shaftesbury 01747 850858

DIRECTIONS

For Satnav use **SP7 0PN** and What3words **freshest.marsh.combined**.



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: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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