



**WOOLLEY
& WALLIS**

13 Common Road
Sixpenny Handley, SP5 5NJ

Guide Price £280,000

A three bedroom semi-detached property, boasting a substantial garden in the sought-after village of Sixpenny Handley.



The Property at a Glance

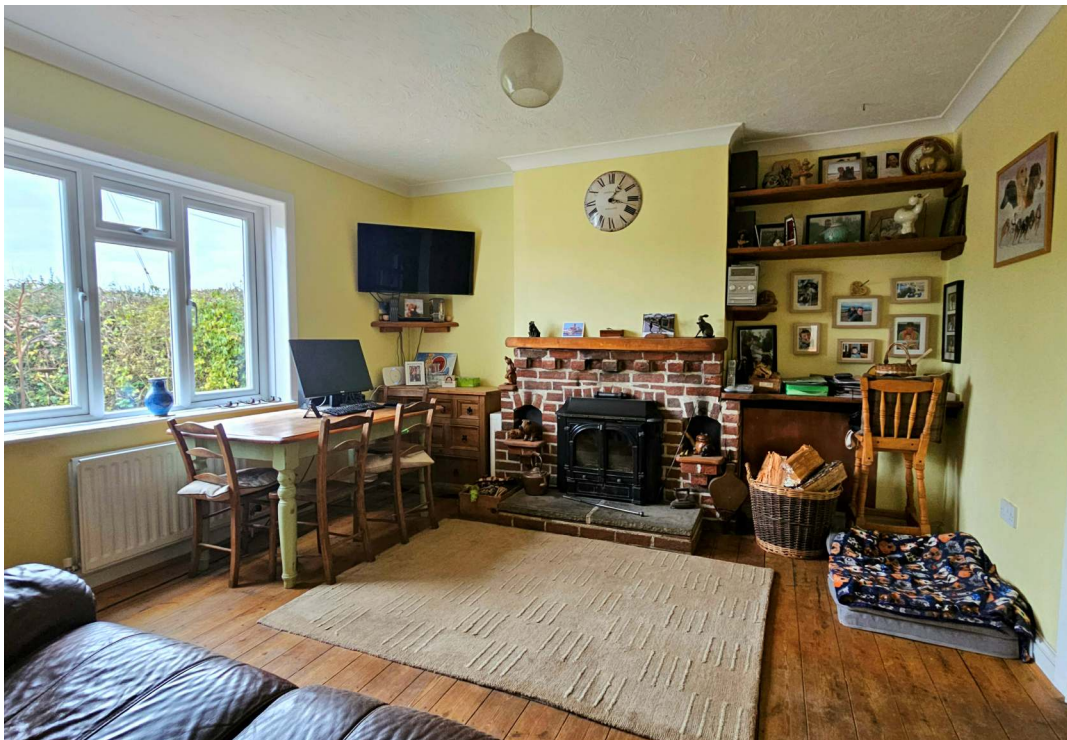
- Popular village
- Countryside views
- Substantial garden
- Three bedrooms
- Workshop

Property

Located on the outskirts of the popular village, 13 Common Road offers sensible accommodation with a substantial garden and far-reaching views over neighbouring farmland. The accommodation is laid out over two levels, with the ground floor comprising porch, entrance hall, sitting room with wood burning stove, kitchen, bathroom, utility area and workshop/store to the rear. Upstairs the bright landing leads to three well-proportioned bedrooms, two of which are double and the largest includes an en-suite shower room.

Outside

Parking for a handful of vehicles can be found to the front of the property on the shingle driveway, enclosed partly with mature hedging and fencing. A small wooden gate leads down the side of the property to the rear garden. A small patio sits directly to the rear of the property and can be accessed via the side gate or door to the utility room. The rear garden is substantial and stretches back nearly 50m. It houses a handful of useful sheds and is predominantly laid to lawn. It is enclosed with high fencing on both sides with a wooden five bar gate opening onto the fields behind.





The Situation

Sixpenny Handley is located in the heart of the Cranborne Chase an AONB. The village has a thriving community with local shops, primary school, The Sixpenny Tap, Church and a doctors' surgery. The nearby Georgian market town of Blandford offer amenities for your everyday needs including doctor's surgery, dentist, banks, several supermarkets and a selection of national and independent retailers. Larger cities such as Salisbury, Bournemouth and Poole are a short drive away. Mainline railway stations at Salisbury and Tisbury (10-15 miles approximately) serve London Waterloo and the West Country. The area is renowned for the excellent selection of state and private, primary and secondary schools. A wide range of leisure pursuits are also available, such as horse riding, golf, cycling, shooting amongst others. The Jurassic Coast can be reached in less than an hour.

Services

Mains water, drainage and electricity are connected to the property. Heating is provided via an oil fired boiler.

Council Tax

Dorset Council Tax B
EPC: TBC

Directions

Post code: SP5 5NJ

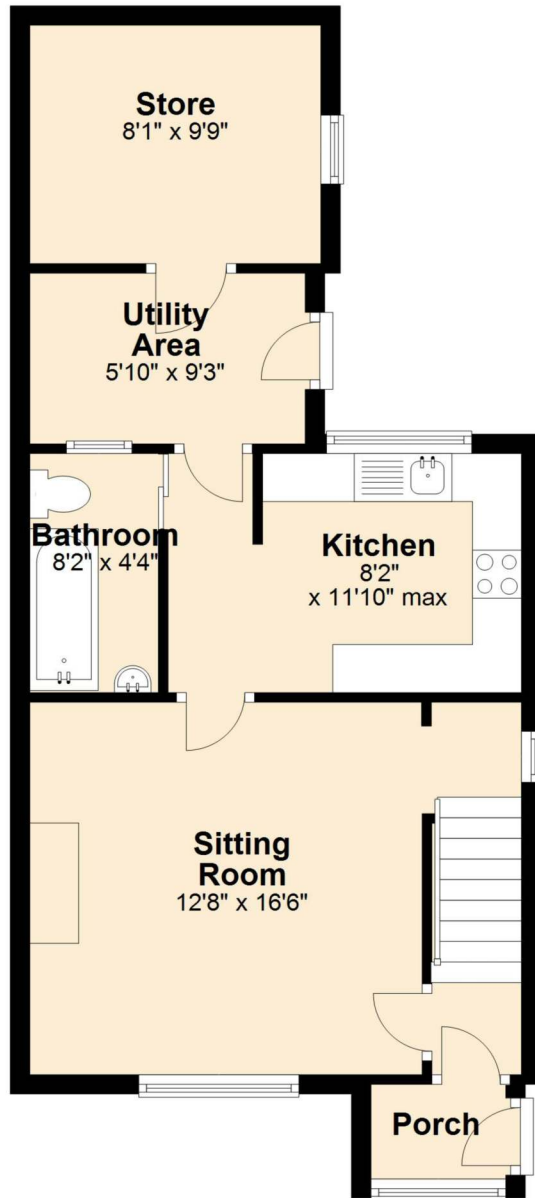
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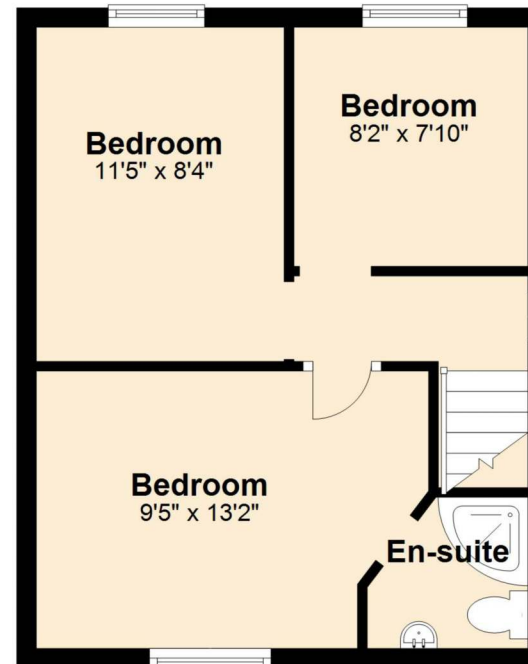
Ground Floor

Approx. 505.0 sq. feet



First Floor

Approx. 349.6 sq. feet



Total area: approx. 854.6 sq. feet

AGENT'S NOTES

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