



SPRINGFIELD, HUNTINGFORD, GILLINGHAM, DORSET

A Delightful Country Cottage With Studio & Stables
Situated In A Peaceful Location

SITUATION

Gillingham 2.5 miles, Mere 2.6 miles, Shaftesbury 8 miles,
A303 4 miles

International airports: Bournemouth International Airport 34.6 miles,
Bristol Airport 43.5 miles

Mainline Train Services: Gillingham (3.5 miles) London to
Waterloo 2 hours

Springfield lies in an attractive rural position in the Hamlet of Huntingford between the towns of Mere and Gillingham. The property enjoys excellent communication links with easy access to the A303 linking the West Country and London via the M3.

Education The area is well positioned for public and private schooling and is within easy reach of Port Regis, Sandroyd, Clayesmore, Sherborne Girls & Boys, St Antony's Leweston, Bruton School for Girls and King's, as well as a good comprehensive school in Gillingham. For further details see www.isc.co.uk for independent schools and www.1.dorsetforyou.com/learning for state schools information.

Local, Sporting & Recreational

Huntingford is on the Dorset, Wiltshire border between the towns of Mere and Gillingham which provide a good range of everyday amenities including a Waitrose and a wide range of shopping and dining facilities. More comprehensive shopping, sporting, cultural and education facilities found in Salisbury and Bath.

There are plentiful walking, cycling and riding opportunities directly from the property into the surrounding countryside. Sailing and water sports are available on the south coast. Horseracing is at Taunton, Salisbury, Wincanton and Bath. Local hunts include The South & West Wilts, Blackmore & Sparkford Vale and The Portman. Fishing can be enjoyed on the River Stour nearby on license via private clubs and organizations. Golf can be enjoyed at Sherborne and Tollard Royal.

SPRINGFIELD

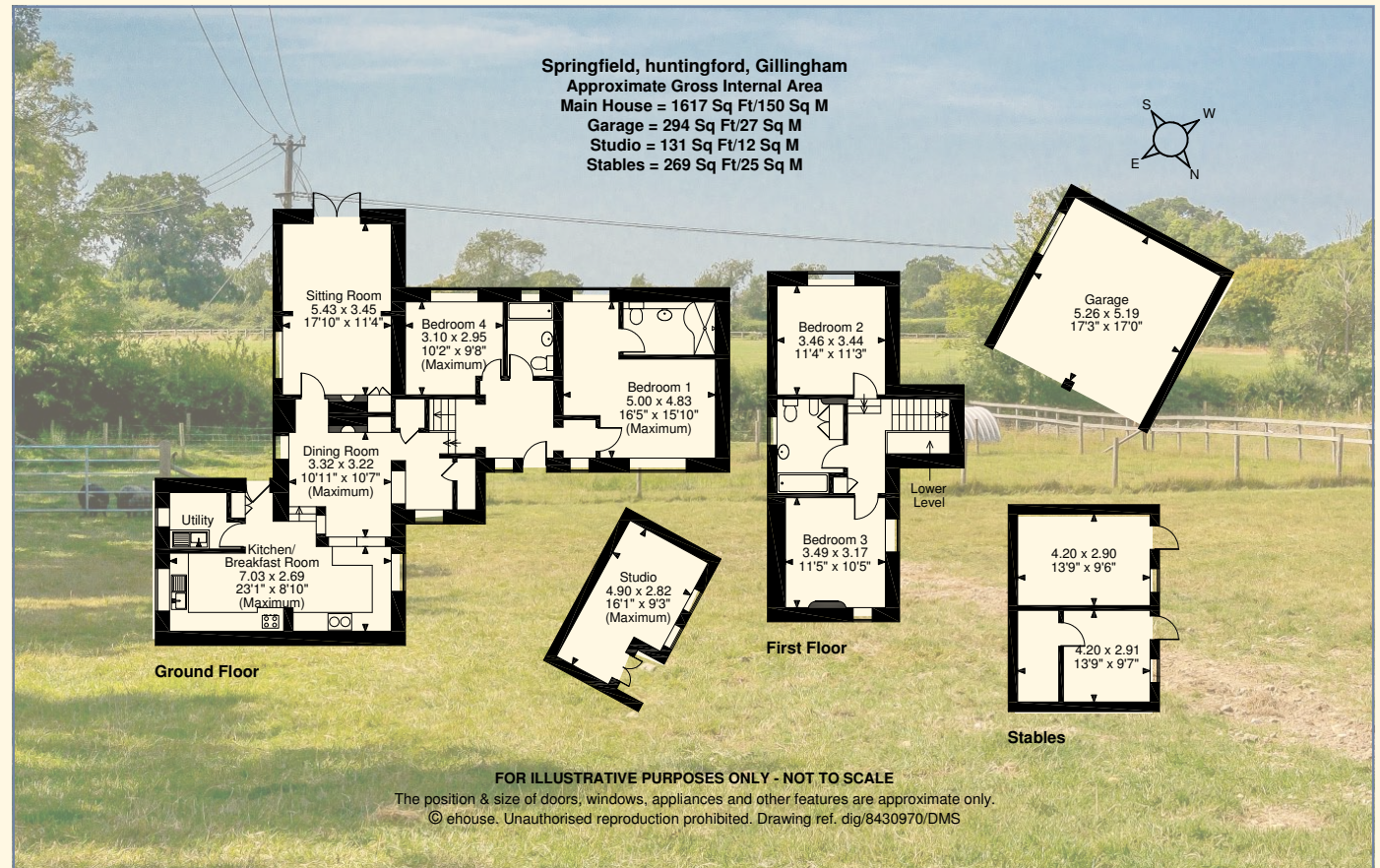
A beautifully presented detached country cottage boasting an excellent degree of privacy. We believe that in parts the cottage dates back 400 years with historic extensions added over the course of time without losing the old characterful charm of the cottage.

The property features traditional exposed timbers, Oak doors and fireplaces in the main reception rooms.

HOUSE

The accommodation comprises:

- Kitchen / Breakfast Room
- Dining Room
- Sitting Room
- Four Double Bedrooms
- Utility Room
- Master Bedroom with En-Suite
- Three Further Double Bedrooms
- Two Bathrooms



EXTERNAL

The property is approached from the lane via a picket gate opening to the graveled frontage and leading to the front door. To the opposite side of the cottage there is a generous block paved drive providing parking for at least four cars and leads to the barn style garage.

The rear garden has been beautifully landscaped with curving lawn bordered by well stocked shrub and flower beds and skirted by a gravel path. There is also a graveled Mediterranean style garden and a large decked seating area.

OUTBUILDINGS

- Two Stables
- Studio
- Barn Style Double Garage with Loft Storage

LAND

Gardens and Paddock Approaching One Acre.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority North Dorset County Council Tel: 01258 454111

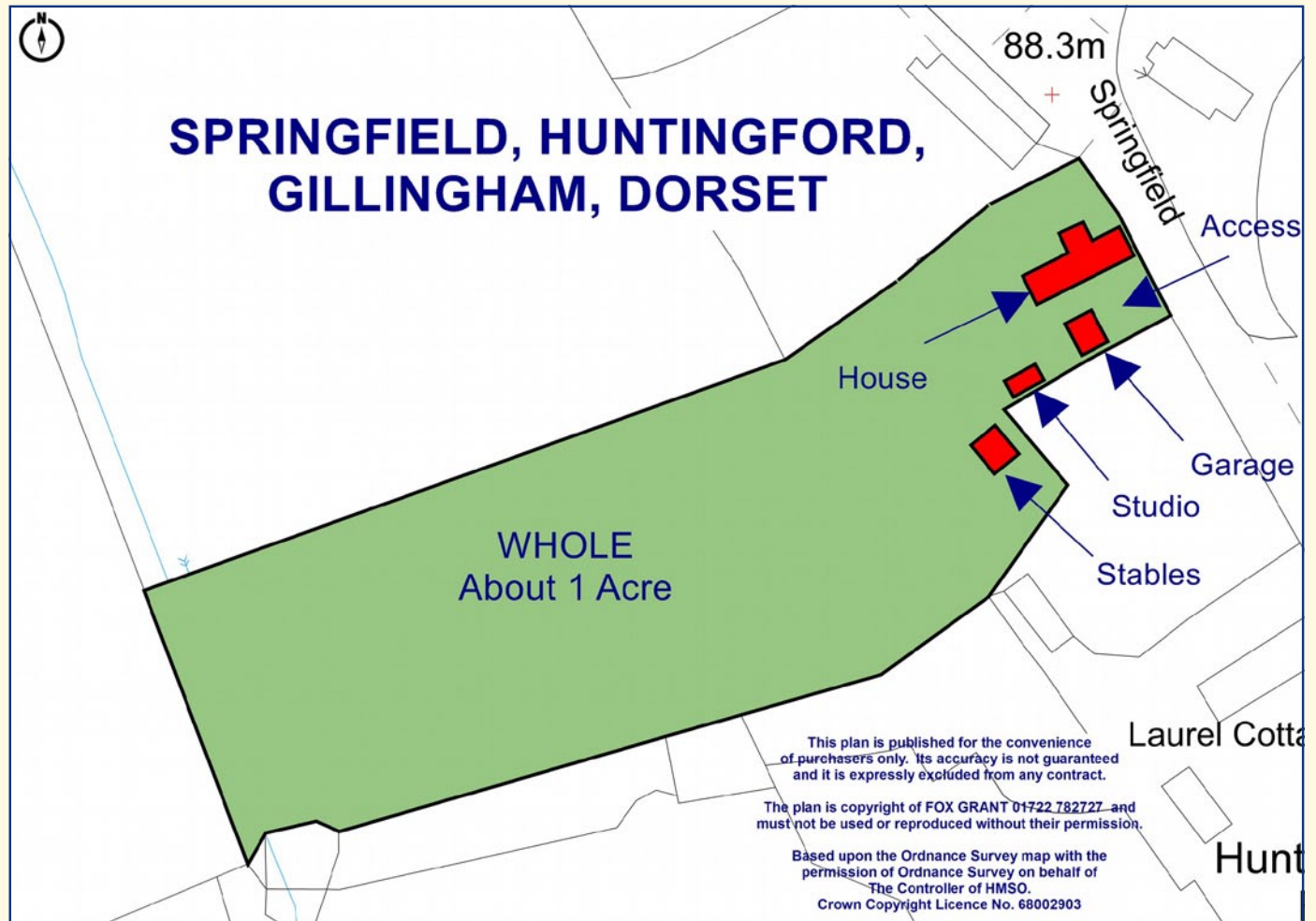
Council Tax Band F

Services Mains water and electricity. Oil fired central heating. Broadband and satellite TV to property.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars Prepared by Megan Budd - August 2020



VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact William Grant or Susie Pile for further details or email admin@foxgrant.com.

foxgrant.com



William Grant



Susie Pile

Fox Grant

**SPRINGFIELD
SP8 5QQ**

DIRECTIONS

Postcode: **SP8 5QQ**

Heading towards Wiltshire, exit the A303 signposted Mere/Gillingham/Frome/B3092, turn right towards B3092, then turn right onto the B3092. Continue past Hilbrush, then take the first right signposted Gillingham/B3092. Follow for 2.7 miles, then turn left by an old small brick shelter. Continue towards Huntingford for 0.4 miles, the road then bends to the left, here turn right towards Springfield. The property will be on your right.

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COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

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