



Christopher
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in association with

Winkworth

Bodenham Cottage, 5 The Hollow, Sixpenny Handley, SP5 5NF

PRICE GUIDE: £699,500 FREEHOLD

A beautifully designed 4 bedroom detached eco home built for our clients in 2011, with a large, south facing garden, off road parking and double garaging, in the heart of this picturesque Cranborne Chase village.

Bodenham Cottage exhibits a lovely blend of modern convenience and character features including exposed beams and timbers, an inglenook style fireplace with a log burner, some vaulted ceilings, and a Shaker style kitchen. The property won a Build It Magazine award for 'best use of a timber frame.' Great emphasis was placed on creating an economical family home with airsource heat pump under floor central heating, UPVC double glazed windows, and solar panels heating the hot water.

The village boasts an impressive range of local amenities including shop, First School and GP surgery, and good road access to Blandford Forum, Wimborne Minster and Salisbury.

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A gabled porch/boot room provides a useful entrance to the cottage, leading to an impressive reception hall. A flagstone style tiled floor with under floor heating continues throughout the ground floor. There is a cloakroom with a concealed cistern WC and a contemporary style glass wash basin.

The charming sitting room features exposed beams, an inglenook style fireplace with a log burner, and French doors to the garden, and there is a spacious study.

The superb, dual aspect kitchen/dining room includes exposed timbers, Shaker style units, an island, solid timber worktops, Belfast sink, Stoves range cooker (with gas hob served by Calor Gas bottles), space for up-right fridge-freezer, and stable door to the rear garden.

There is also a utility room with sink, space and plumbing for washing machine, space for tumble dryer, and pressurised hot water cylinder (with Economy 10 system).



A bespoke timber staircase leaves to a superb galleried first floor landing with vaulted ceiling and airing cupboard. The stunning principal bedroom features recessed wardrobe space in the eaves, exposed A-frame timbers, a high vaulted ceiling and a full height gable window overlooking the south facing garden and Cranborne Chase beyond.

There is a spacious en suite bath/shower room comprising bath, concealed cistern WC, shower, wash basin and towel radiator. Bedrooms 2 and 3 have delightful aspects over the rear garden, and bedroom 4 is a smaller double room to the front. The family bathroom has a vaulted ceiling, bath (with shower and screen above), wash basin, concealed cistern WC and towel radiator.

A gravel driveway provides off road parking and leads to a large detached double garage with 2 sets of timber swing doors, ample space for a workbench, and loft storage above. The garage is wired for electricity but not connected. The airsource heat pump is located to the side of the garage, and to the rear there is storage for logs and Calor Gas bottles.

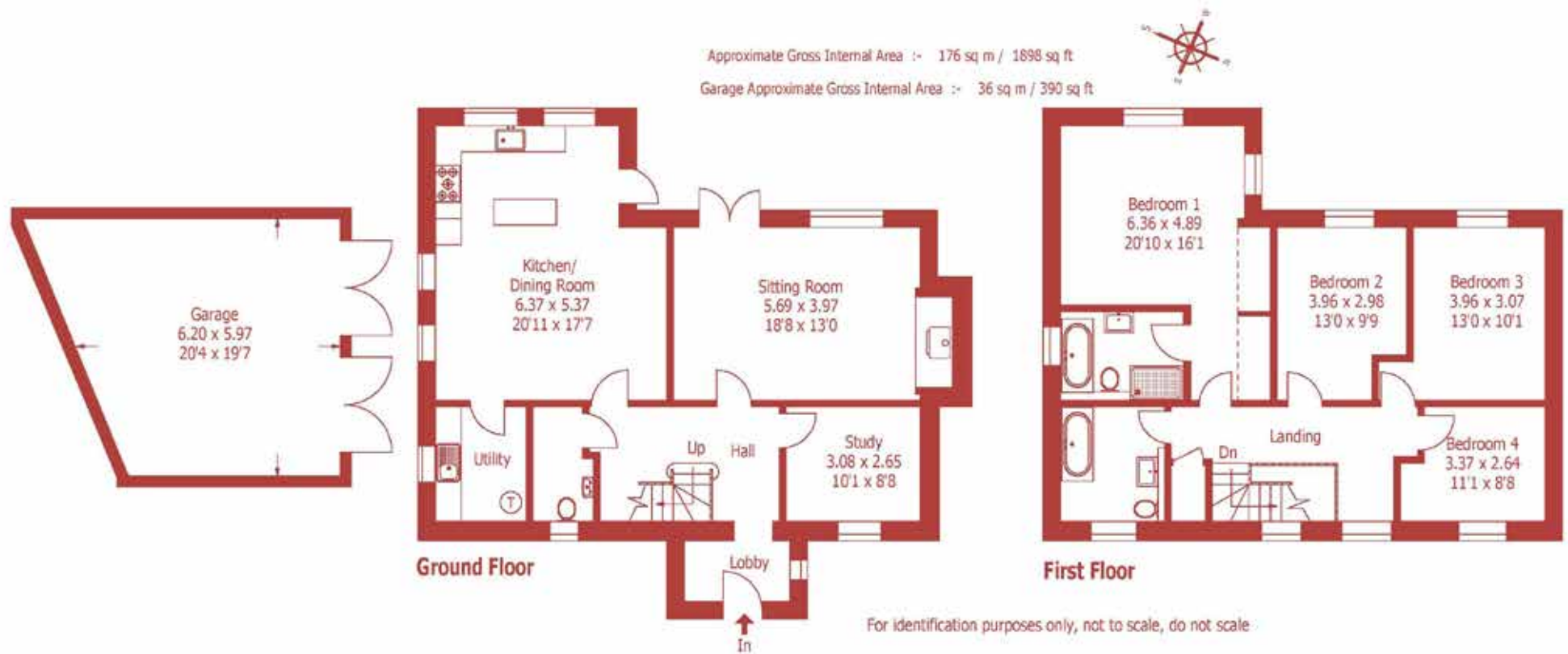




A wrought iron side gate leads to a patio garden with a large shed. The nicely enclosed, large rear garden includes a large lawn interspersed with established shrubs and trees, and a side gate access.

Location: Sixpenny Handley is a pretty village about 10 miles north east of Blandford Forum and 12 miles south west of the city of Salisbury (which has a mainline rail link to London Waterloo.) It is set between the Romano-British village of Woodcutts and the Roman road of Ackling Dyke, in the heart of the historic and picturesque Cranborne Chase, an Area of Outstanding Natural Beauty. The village is blessed with a good range of amenities including a convenience store, a butcher's shop, a First School and Nursery, a GP surgery, a Scout pack, a caravan and camping park, and a recreation ground with a sports pavilion and bowls, tennis and football clubs.





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Directions: From the roundabout at the junction with the B3081 and the A354 (Blandford to Salisbury), proceed towards Sixpenny Handley on the B3081. Proceed into the High Street, passing Dean Lane, the Budgens store and Handley Park on the right. Continue through the village, passing the church and Wheelwright's Close on the right, and Bodenham Cottage can be found on the left, just before reaching the village school.

Council Tax: Band F

EPC: Band C



