

# Japonica Cottage

Blandford Road, Shillingstone,  
Dorset DT11 0SF



*Detached Grade II Listed  
2 Reception Room,  
3 Bedroom Thatched  
Cottage with a wealth  
of period features and  
enjoying a Generous  
Rear Garden, Off Road  
Parking and Detached  
Outbuildings/Workshop.*



## Japonica Cottage

*Entrance Hall, Sitting Room  
with Inglenook Fireplace,  
Dining Room, Kitchen,  
3 Bedrooms and Family  
Bathroom. Generous Rear  
Garden, Dedicated Off Road  
Parking for 2 Cars and  
Outbuildings/Workshop.*

### The Property

Thought to date back to the 1700's this charming Grade II Listed Thatched Cottage retains a wealth of period features throughout. There are Inglenook Fireplaces in the Sitting Room and Dining Room and exposed beamwork and floor boards add to the charm of some of the rooms. Internal doors have been stripped back and a modern and well appointed Kitchen sits just off the Dining Room.

On the First Floor are three Bedrooms and a Family Bathroom, all located off a charming First Floor Landing with window to the front elevation.

Unusually the property is Double Glazed throughout and benefits from Gas Fired Central Heating as well as woodburning stoves in the Sitting Room and Dining Room.

Outside there is a range of stable like outbuildings, which are currently used for storage and whilst mostly water tight do require some maintenance.

This property is a much loved family home which sadly the current owners have outgrown. Consequently they are currently exploring the possibility of obtaining Planning Permission to the rear of the property for a Ground Floor extension.

The property has a very good sized rear garden and there is off road parking for two vehicles.

### Location

Shillingstone is located between the towns of Sturminster Newton and Blandford Forum, both of which offer a wide range of shopping and cultural facilities. There is a new Co-operative Store within the village which has an extensive range of fresh produce, groceries and household goods. The village offers ease of access to the Trailway which provides extensive recreational facilities including walking, cycling and access to the Shillingstone Railway Project. It also boasts a Parish Church, Petrol Station, Inn, active Village Hall and Recreation Ground with football pitch, cricket square and tennis courts. A thriving new village school offers education for children up to and including Year 6.

### Communication

Located on the A357 Shillingstone offers good road links to the coast to the south and Sherborne to the North. London by road would be via the A303/M3 or alternatively Wimborne, Ringwood and the M27/M3. There are mainline railway stations at Gillingham 9 miles away and Sherborne a similar distance both of which offer regular rail links to London and the West Country. Bournemouth Internal Airport is located at Hurn and offers flights to Europe and further afield.

### Directions

From Sturminster Newton proceed to the bridge and turn left in the direction of Blandford Forum onto the A357, continue on this road for approximately 4 miles to the village of Shillingstone. Proceed past the Garage and Stores on the right hand side and continue towards Blandford. The cottage will be found on the left hand side and should be easily recognized from our photographs and For Sale Board. Whilst there is parking at the property for a first visit it may well be best to park in Gunn Lane which is the next turning on the right hand side after the Cottage and simply walk back the few hundred yards.



Sitting Room



Dining Room

## Accommodation:

(Please see floor plan for approximate measurements).

**Solid Wood Front Door with glazed viewing panel to:**

**Entrance Hall:** Staircase to First Floor Landing, exposed beamwork to ceiling and pine panelling to dado rail up the staircase. Fuse box, smoke alarm and telephone point.

**Sitting Room: Dual Aspect with windows to the front and rear elevations:** Inglenook fireplace with brick hearth and back panel, bressummer beam and inset woodburning



Kitchen



First Floor Landing Area

stove. Central ceiling light, radiator, television point and exposed beam work.

**Dining Room: Dual Aspect with windows to the front and rear elevations.** Wood effect Karndean Flooring, understairs cupboard with plumbing for washing machine. Inglenook fireplace with bressummer beam over having inset woodburning stove. Airing Cupboard housing Potterton Kingfisher gas fired boiler and having

slatted shelving over. Range of wall mount and floor standing units which match those in the Kitchen Area. Space for an upright fridge/freezer, wall lights and central ceiling light.

**Kitchen: Solid wood Door with glazed panel and window to the rear elevation:** Good range of floor standing and wall mounted Shaker Style units with soft close drawers and doors. Wood effect work surfaces with inset 1½ bowl stainless steel sink unit, fully tiled splash backs and Integrated appliances including a Siemens electric oven and Siemens touch sensitive electric hob with Extractor hood over. Ceramic tiled floor and exposed beam work. Spot lighting.

From the **Entrance Hall** staircase with return leads to the charming **First Floor Landing:** Window to the front elevation, exposed beam work and wall lights. Smoke alarm.



Bathroom

**Bedroom 1: Dual Aspect with windows to the front and rear elevations.** Exposed beamwork and radiator. Central ceiling light.

**Bedroom 2: High level window to the side elevation.** This is a slightly irregular shaped room due to the fact that the chimney breast for the Inglenook Fireplace below passes through it. Exposed beamwork, radiator and central ceiling light.

**Bedroom 3: Window to the front elevation with window seat.** Radiator and central ceiling light.

**Family Bathroom: Window to the rear elevation.** White suite comprising of a panelled bath with fully tiled surround having mixer taps and shower attachment to one end. Wash hand basin with tiled splash back and low level w.c. Exposed floor boards, wall mounted heated towel rail and ceiling light. Loft access to part boarded loft with light.



## Outside



To the front elevation the property has is a neat area of low walled garden which is planted with seasonal perennials, shrubs and roses to give colour throughout the year.

**Parking:** The property enjoys a shared driveway with the neighbouring property and dedicated brick pavior parking area for two vehicles. There is a gated side access to the **Rear**

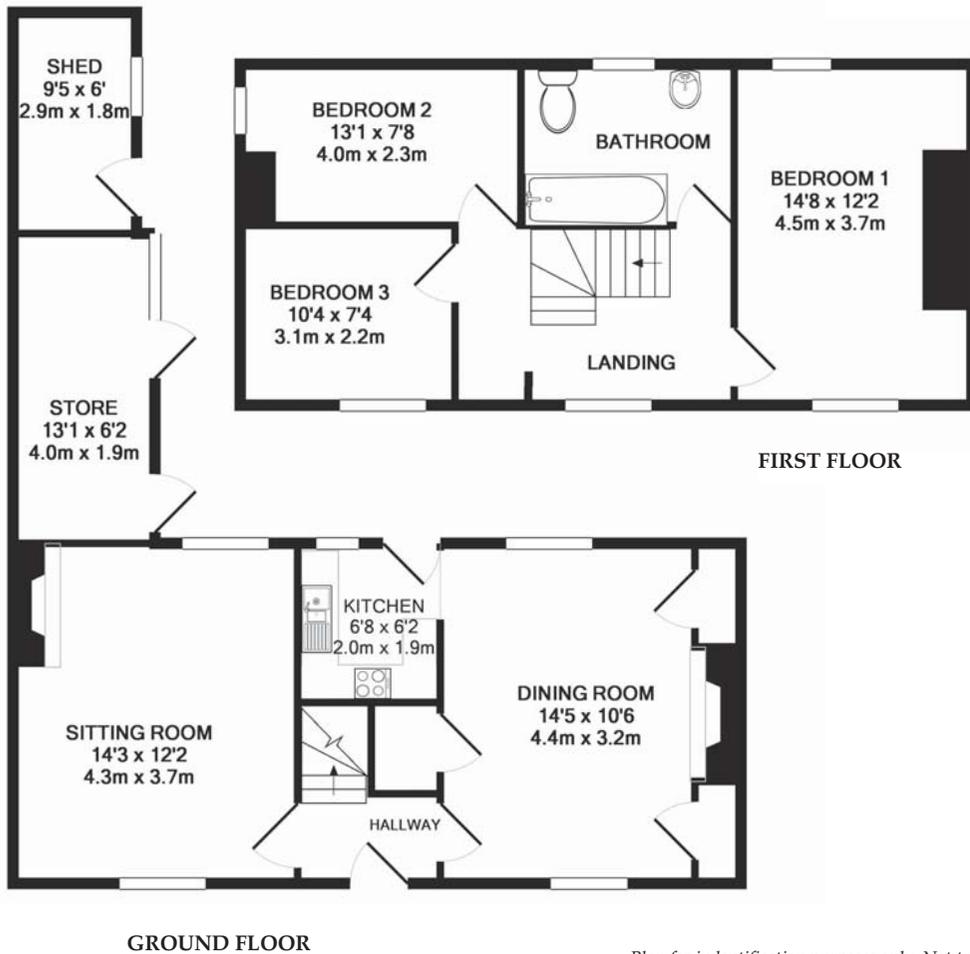
**Garden:** 'A charming oasis' the garden to the rear of Japonica Cottage is generous and is planted with mature specimen and native trees towards the boundaries. Fruit trees include cooking and eating apple as well as a plum tree. There is a good sized area of lawn, and well stocked flower borders which give colour and interest throughout the seasons. To the rear of the cottage is a paved terrace.

**Outbuildings:** Are of brick construction with two stable doors and a window. The third is more of a storage shed. These buildings whilst being mostly dry do require some maintenance. They benefit from Power and Light.



# Japonica Cottage

FLOOR PLAN



Plan for identification purposes only. Not to Scale.



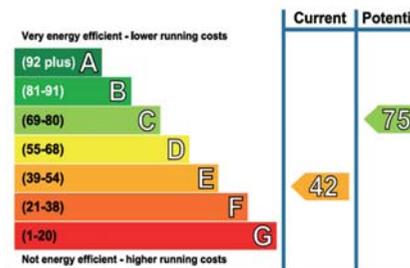
**Services:** Mains water, electricity and drainage. Gas fired central heating and woodburning stoves to the two reception rooms.

**Local Authority:**  
North Dorset District Council  
01258 454111

**Council Tax Band: D**  
**Amount payable for the current year: £2,161.18**

**Council Tax Enquiries:**  
**Telephone: 0345 0344569**

### Energy Efficiency Rating



**Accompanied Viewings:** Strictly by appointment through the agents Abbot and Slater.

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All measurements are approximate.  
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