CHAFFERS
ESTATE AGENTS

9 Church Lane,

Sutton Waldron, Blandford Forum, DT11 8PA

Believed to date back to the 1850's, this lovely cottage, constructed mainly of chequered stone and flint with a clay tiled roof, is located in the small village of Sutton Waldron which sits between Iwerne Minster and Fontmell Magna on the edge of a conservation area. The cottage is full of character and has many period features. In need of some restoration and modernisation and priced accordingly, the cottage offers a fantastic opportunity to create a wonderful home. With plenty of parking, extensive gardens and the potential to extend, (subject to the usual planning consents), this lovely cottage could be a fantastic home and a sound investment.

Offers Over £330,000 Freehold

Council Tax Band: D

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- Characterful Period Cottage
- Extensive Garden with Far Reaching Views
- PRICED TO SELL
- Peaceful Village Location
- Within Easy Reach of both State and Private Schools
- Grade II Listed
- Period Features Throughout
- Excellent Opportunity to Improve

ACCOMMODATION

Arranged over two floors, there are many character features throughout the cottage, including an original arched brick fireplace and a solid fuel burning Rayburn. In its' present configuration the property has a large entrance hall, with stairs up to the first floor, doors to the sitting room, kitchen-diner and a ground floor bathroom as well as a pantry cupboard.

From the hall the stairs with an open balustrade climb up to the first floor with a window providing light for the landing hall. The landing provides access to all three bedrooms and the master bedroom has two built in wardrobes, a double and a single, there is a brick fireplace in the master which is presently hidden within the double wardrobe.

The accommodation, whilst in need of modernisation and some restoration, has many character features throughout, there is a lovely feeling to the house and with some consideration and thought there is an opportunity to create a wonderful home, subject of course to listed building and planning consent. It is worth noting that the adjoining cottage, already features a two storey extension to the rear and we believe there to be similar potential with this property.

OUTSIDE

There is a pretty cottage garden to the front and a driveway to the side with parking for multiple vehicles, the front has a lawn with a hedge bordering the front and a number of shrubs and flowering plants.

The extensive rear garden is bordered by hedges and trees, there are many shrubs, flowering plants and small trees throughout with a summer house and a shed at the top of the gently sloping garden, whilst the summer house is in need of repair it would make a wonderful spot to sit with your favourite tipple and take in the fantastic views afforded by the cottages position.

THE AREA

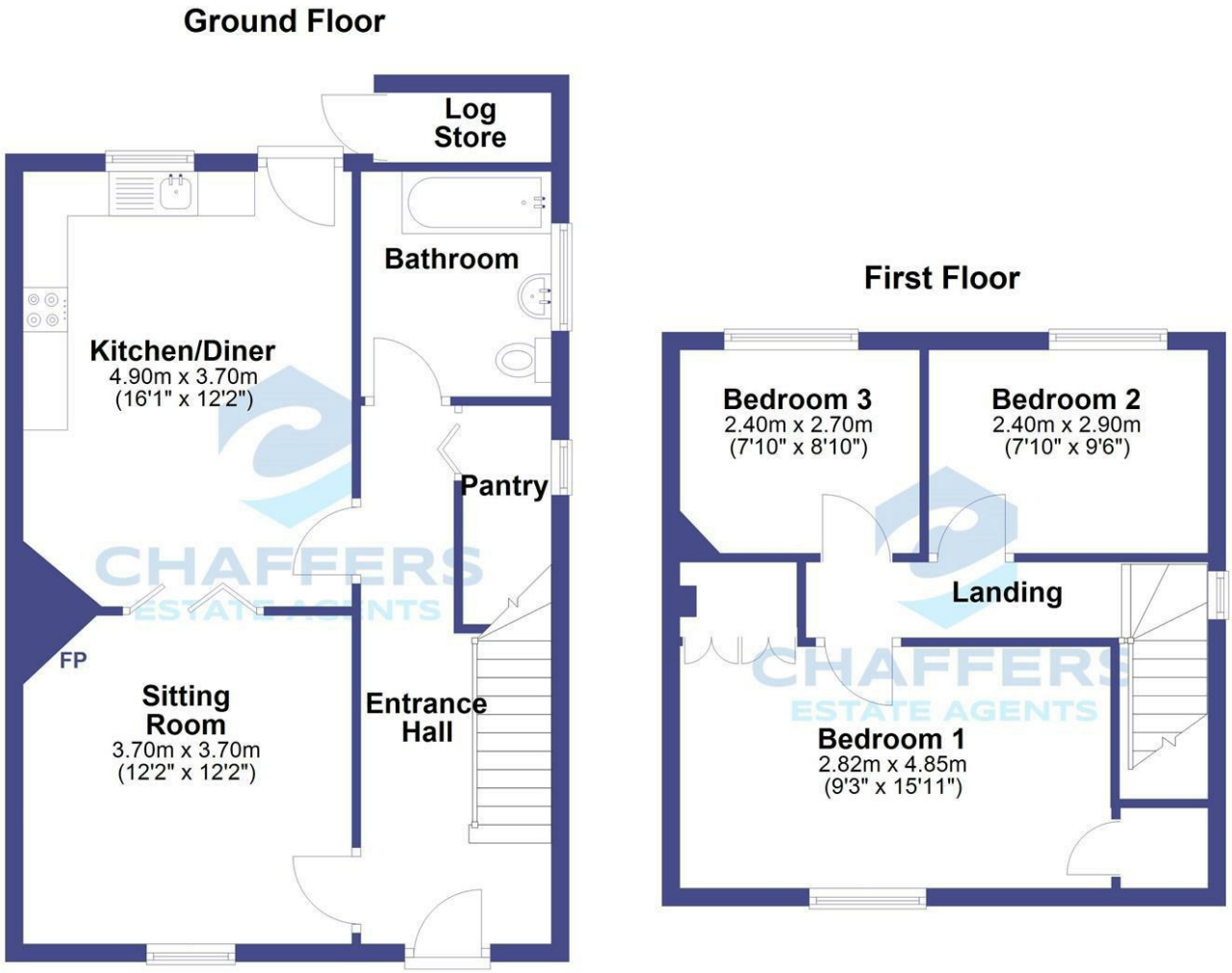
Set in a very beautiful conservation area, Sutton Waldron is a village with no local pub or shop; however, what it lacks in facilities is more than made up by the energy, enthusiasm and community spirit of the villagers themselves. Amenities are close at hand however, Iwerne Minster, some 1.5 miles away has an Inn, which is popular with locals, a village shop and post office, which also contains a café'. Iwerne is also home to Clayesmore School & Preparatory School and Fontmell Magna, only 1 mile away, has a C of E Primary School, a village shop & post office and a popular pub.

Sutton Waldron is a small, pretty village in the Blackmore Vale, situated under the scarp of Cranborne Chase, 8 miles North of Blandford Forum, and 5 miles south of Shaftesbury and 8 miles East of Sturminster Newton. The Saxon name 'Sutton' means 'south farm' and refers to its position as being south of a well-known place, while the manorial addition of 'Waldron' is a corruption of 'Waleran', the name of the huntsman who held the estate at the time of the Domesday Book (1086). The invention of machinery to mass produce buttons around 1851 destroyed Sutton Waldron's sizeable cottage industry making linen buttons and the population declined, with some even being 'helped' to emigrate to Australia and Canada.

The village contains many delightful houses, including an attractive row of 1830s alms houses with an impressive array of hollyhocks in their front gardens during summer. However, the main attraction is St Bartholomew's Church, which is at the far end of Church Lane, described by Sir John Betjeman as 'one of the best and most lovely examples of Victorian architecture'.

Directions

Floor Plan



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