



Great Ground, Shaftesbury

Asking Price: £345,000

## Great Ground, Shaftesbury, Dorset, SP7 8FF

- Modern Detached Home •No Forward Chain
- Dual Aspect Sitting Room & Kitchen Breakfast Room •Bedroom With Ensuite
- Driveway Parking & Garage •EPC: C

### LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the steep cobbled street of Gold Hill, which remains a popular and historic attraction. The town's rich history reaches back to King Alfred, who founded a nunnery there in 888. Shaftesbury is a delightful, community-oriented town with an attractive and bustling high street.

Everyday requirements are catered for by a farmers market, cafés and various retail shops; there is a veterinary practice and good cottage hospital. Shaftesbury is well connected by road to Gillingham, Salisbury, Sherborne, Warminster and Yeovil, as well as to the south coast. Its proximity to the A303 makes London accessible for the motorist.

Railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) offer frequent, mainline services to London (Waterloo) and the west country. The area's wide appeal to families is enhanced by the choice of excellent local state and independent schools, which include Shaftesbury, Port Regis, Sherborne, Gillingham and Bryanston. Shaftesbury offers tranquil, glorious countryside with miles of public footpaths and bridleways, and is nestled among a host of traditionally English villages to explore in Blackmore Vale, Cranborne Chase and Wiltshire Downs.

### DESCRIPTION

Boatwrights of Shaftesbury are delighted to offer to the market this three-bedroom detached, modern home that further benefits from no onward chain.



### THE PROPERTY

The home consists of a dual aspect sitting room that spans the full depth of the property whilst the kitchen breakfast room is as equally as impressive space but also features French Doors leading to the garden.

The kitchen itself provides a wealth of floor and wall mounted storage cupboards, work surface space and free-standing appliance spaces.

Upstairs boasts three bedrooms of which the principal is further enhanced by an ensuite shower room and built in wardrobes. The family bathroom is tiled in finish and features a shower over bath unit.





## OUTSIDE

To the side of the property is a private garden that is mainly laid to shingle. In addition is an extended paved patio that is ideal for dining alfresco and entertaining.

The garden is enclosed to all sides with a mixture of fencing and walling to enable a private outside space.

From the garden is the gated driveway offering ample off-road parking as well as a single garage that benefits from an up and over door as well as power and lighting.

## TENURE

Freehold.

## SERVICES

All mains services are connected.

## COUNCIL TAX

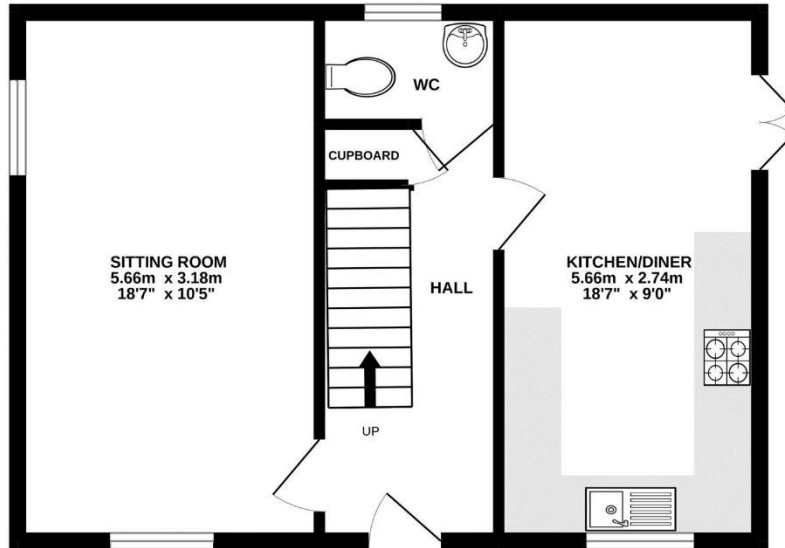
Dorset Council Tax Band D.

## VIEWINGS

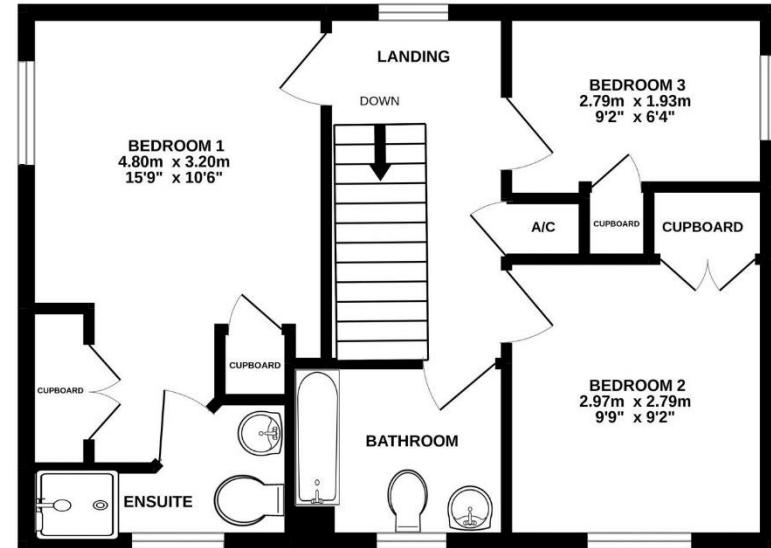
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**GROUND FLOOR**  
43.6 sq.m. (469 sq.ft.) approx.



**1ST FLOOR**  
43.4 sq.m. (468 sq.ft.) approx.



**TOTAL FLOOR AREA : 87.0 sq.m. (936 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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18 April 2024