



Bramble Patch, Shaftesbury

Asking Price: £280,000

Bramble Patch, Shaftesbury, Dorset, SP7 8GH

- No Forward Chain
- Single Garage & Parking
- Well-Presented Throughout
- Kitchen Diner With French Doors Leading To The Garden
- Quiet Yet Convenient Location
- EPC: B

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmers' market, cafés, charity shops, various retail shops, veterinary practice and a cottage hospital. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country.

Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their miles of peaceful public footpaths and bridleways.

THE PROPERTY

Offered to the market with no forward chain is this spacious three-bedroom home that fronts onto a pedestrian only pathway and further protected green space.

With light and airy rooms throughout, the ground floor accommodation comprises a dual aspect



sitting room that spans the full depth of the property and features French Doors that lead onto the garden whilst the kitchen diner is located on the opposite side of the home and again runs the full depth of the property.

Numerous floor and wall mounted storage cupboards are complimented by free standing appliance spaces and plentiful work surface areas. Completing the ground floor is a cloakroom and under stair storage cupboard.

Upstairs boasts three sizeable bedrooms including the principal room that also features built in wardrobes and well-presented ensuite shower room. A further three piece family bathroom provides a bath, ideal for family living.





OUTSIDE

Front: A low-level brick wall encloses the property with a paved path leading to the house itself.

Rear: The rear garden is a low-maintenance space, currently laid to shingle with a further flower bed to provide growing space.

A free-standing wooden shed offers storage options as does the single garage located to the rear of the garden.

An allocated parking space is also positioned to the rear of the property of which both the parking and garage can be accessed via the rear garden gate.

SERVICES

All mains services are connected.

TENURE

Freehold.

COUNCIL TAX

Dorset Council Tax Band D.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents

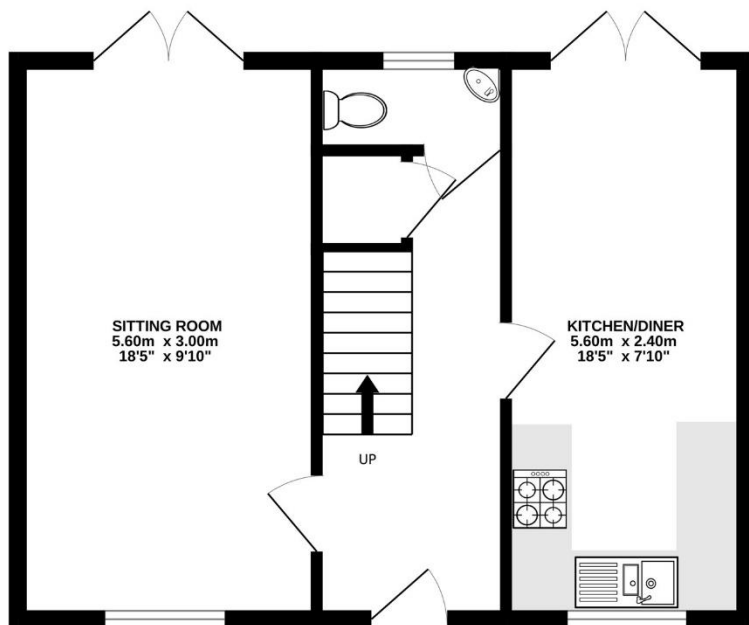
01747 213106

sales@boatwrights.co.uk

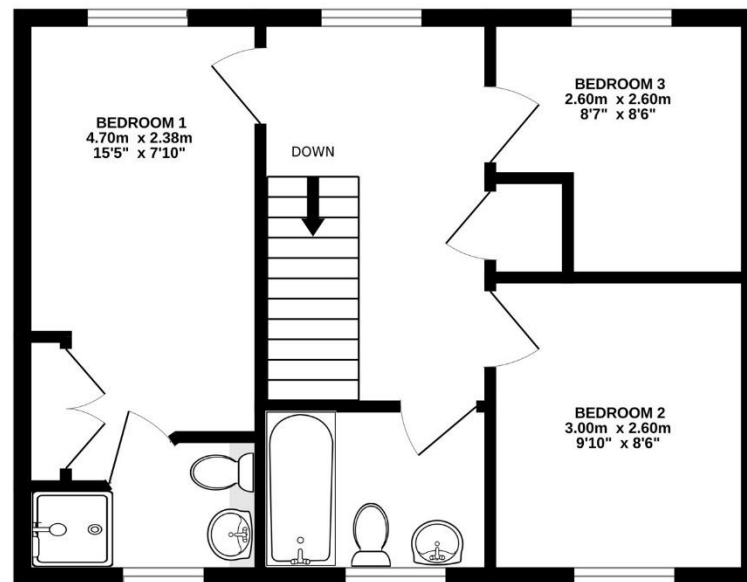
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GROUND FLOOR
40.8 sq.m. (440 sq.ft.) approx.



1ST FLOOR
40.8 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 81.7 sq.m. (879 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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13 June 2024