



Wincombe Lane, Shaftesbury

Asking Price £259,500

Wincombe Lane, Shaftesbury, Dorset, SP7 8PN

- Three Bedroom Semi-Detached Home
- Well Presented Throughout
- Spacious Kitchen/Dining Room
- Separate Utility Room
- Off Road Parking and Single Garage
- Enclosed Rear Garden
- Close to Primary School and Nursery
- EPC: C

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 farmer's market, cafés, charity shops, various retail shops and a cottage hospital. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Claysmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways. 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.

DESCRIPTION

A well-presented three bedroom semi-detached home situated close to local schools and amenities. The property has been modernised over the recent years, and provides spacious and open-plan living accommodation. Benefits include off road parking with a garage, a separate utility room and a recently fitted combi-boiler.



The property is entered into a hallway with stairs to the first-floor landing, and a door into the sitting room. The sitting room is a light and spacious room with an archway opening into the kitchen/dining room. The kitchen/dining room provides fitted units including a double eye level oven, electric hob, one and a half bowl sink with drainer, and space for a dishwasher and fridge/freezer. There is ample space for a table and chairs to create a dining area, as well as access into the rear garden. On the ground floor is also a cloakroom, and a separate utility room which has space and plumbing for a washing machine and a tumble dryer.

Upstairs, there are three good sized bedrooms. Two of the bedrooms are doubles and both benefit from fitted wardrobes, with a further single bedroom. The family bathroom has a modern suite comprising a bath with a waterfall shower, vanity unit basin and a WC.





OUTSIDE

The property has a front garden which is laid to lawn with a path leading to the front door, with a gravelled area to the side providing space for bin storage. At the rear of the property, the garden is mainly laid to lawn with a patio area adjacent the house providing space for a seating area. There is a side gate opening onto the driveway with parking for one car, and a single garage.

TENURE

Freehold.

SERVICES

Mains services are connected.

COUNCIL TAX

Dorset Council Tax Band B.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.
01747 213106 www.boatwrights.co.uk

STAMP DUTY

To calculate the stamp duty payable on this property visit
www.hmrc.gov.uk/tools/sdl/land-and-property.htm





Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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