



**Jeanneau Close, Shaftesbury**

**Guide Price: £335,000**

## Jeanneau Close, Shaftesbury, Dorset, SP7 8PQ

- **Situated In A Popular Cul De Sac Location**
- **Extended & Improved By The Current Owners**
- **A Modern Kitchen/ Diner Perfect For Entertaining**
- **Additional Reception Room**
- **Fully Enclosed South Facing Rear Garden**
- **Driveway Parking For Multiple Vehicles**
- **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

A delightful modern residence, which has been tastefully extended and cared for by the current owners, is attractively set within a popular cul de sac location in Shaftesbury.



The accommodation includes an entrance hallway, generous sitting room which overlooks the front garden, modern kitchen / dining room to the rear of the property and a large additional reception room / bedroom four.

The first-floor accommodation enjoys two double bedrooms, a further single bedroom and a modern family shower room.





## **OUTSIDE**

Externally, the front garden is laid to lawn and edged by a mid-height laurel hedge, with driveway providing parking for multiple vehicles.

To the rear, the property benefits from a beautifully enclosed south facing garden which is predominantly laid to lawn, with colourful borders and a patio making a perfect area for alfresco dining.

## **SERVICES**

All mains services are connected.

## **TENURE**

Freehold.

## **LOCAL AUTHORITY**

Dorset Council, Band C.

## **VIEWINGS**

Strictly by appointment, only with Boatwrights.

[sales@boatwrights.co.uk](mailto:sales@boatwrights.co.uk)

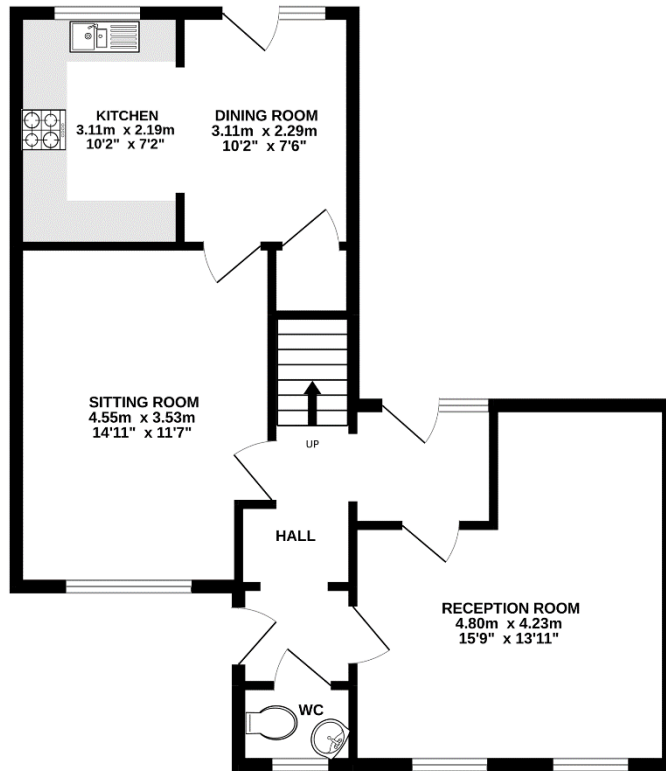
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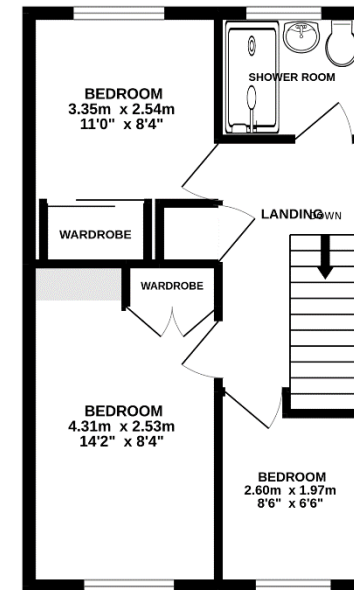




**GROUND FLOOR**  
58.4 sq.m. (628 sq.ft.) approx.



**1ST FLOOR**  
34.4 sq.m. (371 sq.ft.) approx.



**TOTAL FLOOR AREA : 92.8 sq.m. (999 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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14 September 2022