



Salisbury Street, Shaftesbury

Asking Price: £285,000

## Salisbury Street, Shaftesbury, Dorset, SP7 8EJ

- **Two Bedroom Cottage Located In Shaftesbury Town Centre**
- **Characterful Features Throughout**
- **Accommodation Split Over Three Storeys**
- **Delightful Rear Garden**
- **EPC: Awaited**

### 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 practise 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, Claysmore, 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

Located on the ever-popular Salisbury Street of Shaftesbury, the cottage initially enters into the open plan sitting dining room that is adorned with exposed beams, brickwork and a fireplace before leading through to the kitchen.



Here, a combination of wall and floor mounted storage cupboards are intertwined with free-standing appliance spaces whilst a stable door leads to a useful rear porch.

The larger of the two bedrooms is located on the first floor and again boasts numerous characterful features whilst also providing a rooftop view of the south of the town and beyond.

Also located on the first floor is the family bathroom and an airing cupboard before leading to the second floor that again features a double bedroom and separate ensuite cloakroom.





## **OUTSIDE**

The property enjoys a pretty, split level garden that is bursting with various horticultural delights set amongst differing seating areas and storage shed.

## **COUNCIL TAX**

Dorset Council Tax Band C.

## **TENURE**

Freehold.

## **SERVICES**

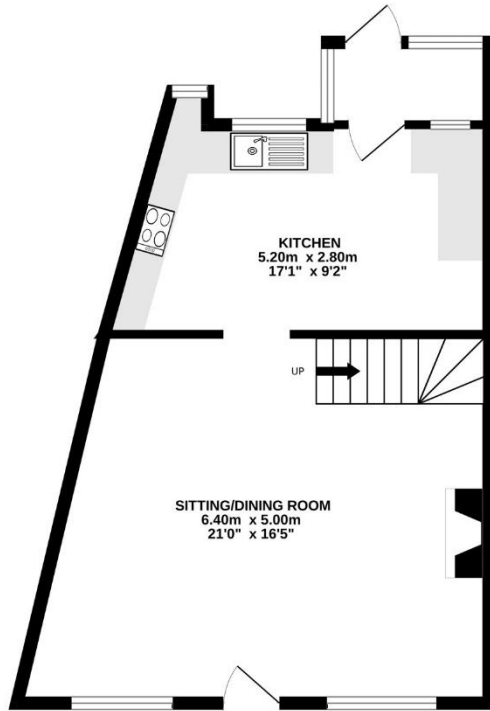
The property is warmed via electric heating.  
Mains water and drainage are connected.

## **VIEWINGS**

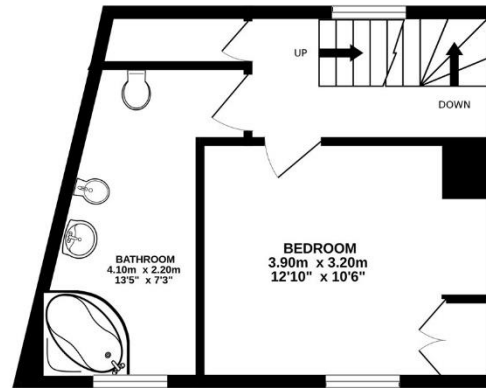
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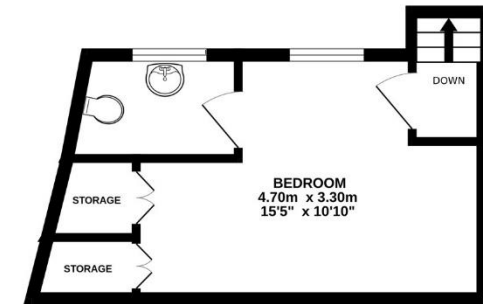
**GROUND FLOOR**  
44.8 sq.m. (482 sq.ft.) approx.



**1ST FLOOR**  
27.8 sq.m. (300 sq.ft.) approx.



**2ND FLOOR**  
19.4 sq.m. (209 sq.ft.) approx.



**TOTAL FLOOR AREA : 92.0 sq.m. (990 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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**12 September 2024**