



New Road, Donhead St Andrew

Asking Price: £505,000

New Road, Donhead St Andrew, Shaftesbury, Dorset, SP7 9EG

- No Forward Chain
- Detached Bungalow Within A Popular Rural Village
- Quarter Acre Plot With A South Facing Garden
- Driveway Parking With Garage
- Potential To Extend (STPC) ·EPC: E

LOCATION

Donhead St. Andrew lies between Tisbury, with its independent shops and galleries and main line station to Waterloo (1hr 45 mins) and the ancient hilltop town of Shaftesbury. The village lies within outstanding natural beauty offering enormous potential for walking, riding, and cycling, with the Chalke Valley a short drive away.

Donhead St. Andrew has an award-winning pub, The Foresters and the nearby village of Ludwell has a butcher, village stores, farm shop, post office and a further popular pub, The Grove Arms.

Shaftesbury, a few minutes' drive, has an excellent weekly produce market, hotels, restaurants, The Shaftesbury Arts Club and numerous other amenities. The A303 is 5 miles away giving fast access towards London and the South West.

DESCRIPTION

An exciting opportunity to purchase a three-bedroom bungalow situated within a quarter acre plot in Donhead St Andrew.

The property further benefits from being sold with no forward chain.



THE PROPERTY

The well-thought-out accommodation comprises a welcoming sitting room complete with dual aspect windows to enjoys views over the garden whilst a fireplace creates a focal point for the room.

The kitchen provides floor and wall mounted storage cupboards across three walls with a wooden work surface to allow for plentiful counter top space whilst a Belfast sink and Rangemaster, supplied by LPG bottled gas, also feature as do utility spaces that are found in the adjacent porch.

All three bedrooms are of comfortable proportions with the principal bedroom benefitting from an array of fitted wardrobes. Completing the accommodation is a modern, tiled bathroom suite that provides a shower over bath unit.





OUTSIDE

Front: A gravelled, shared driveway leads to the property whereby a detached garage also features for additional storage.

Rear: The rear garden to the property is a true delight that has been wonderfully tendered to incorporate a sizeable lawn, established flower beds, mature shrubbery and a fair-sized patio that creates an ideal outdoor entertaining space.

SERVICES

This property is connected to mains water, electricity and drainage. The property is warmed via an oil-fired central heating system with underfloor heating featuring throughout the property.

COUNCIL TAX

Wiltshire County Council Tax Band E.

TENURE

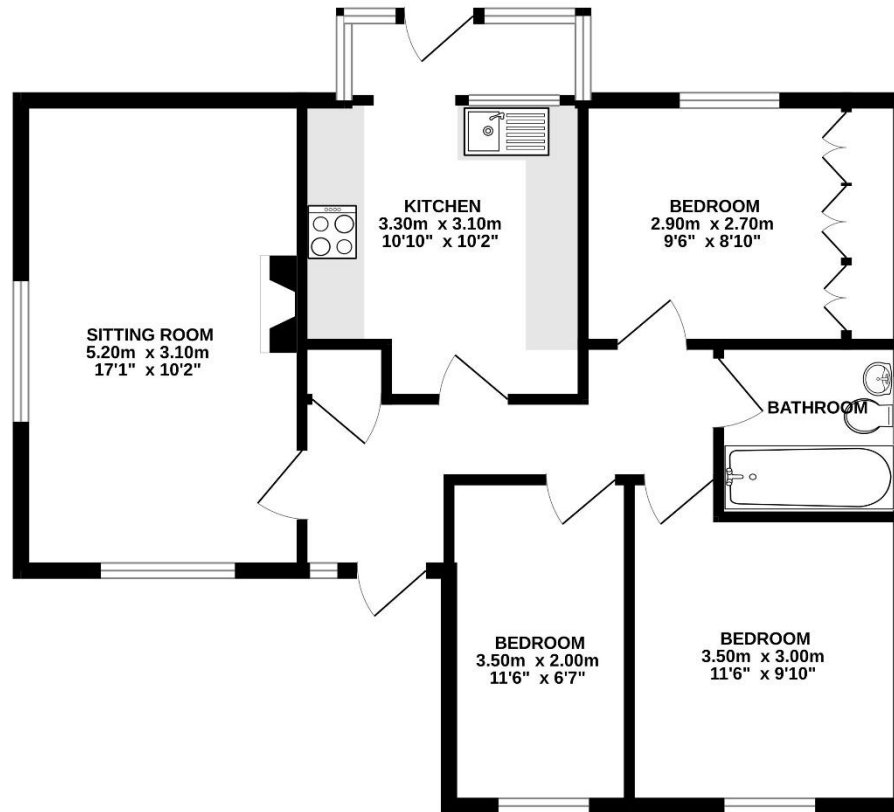
Freehold.

VIEWINGS

Strictly by appointment only with Boatwrights Estate Agents.
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GROUND FLOOR
70.0 sq.m. (753 sq.ft.) approx.



TOTAL FLOOR AREA : 70.0 sq.m. (753 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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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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