



Long Cross, Shaftesbury

Offers In Excess Of: £400,000

Long Cross, Shaftesbury, Dorset, SP7 8QP

- Flexible Accommodation Over Two Floors With Additional Annexe
- Secluded, Landscaped Gardens ·Immaculately Presented Throughout
- Spacious Sitting Room With Fireplace ·Off Road Parking
- Workshop, Garage & Garden Store ·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, various retail shops and supermarkets; 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

Situated on the outskirts of Shaftesbury is this immaculately presented, versatile home that has been extended over time and also takes great benefit from a one-bedroom annexe.



THE PROPERTY

The main residence features an impressive sitting room with views towards the garden, decorative painted brick fireplace and coffered ceilings whilst the space itself has been cleverly divided to allow for all typical living furniture as well as a study space.

Presented in brilliant order is the kitchen, a contemporary suite with a wealth of storage options and room for further free-standing appliances with a separate utility room providing laundry options.

Also located on the ground floor is the newly refreshed family bathroom that includes a rolltop bath with shower above and separate drying cupboard for laundry.





THE PROPERTY CONT.

Completing the ground floor is a sizeable double bedroom that could also function as a family, dining or play room if desired.

The first floor provides access to two further double bedrooms, including the principal room that offers an ensuite shower room and pleasant views over the countryside beyond the property.

ANNEXE

Accessed with its own entrance from the front of the property via the car port is a one-bedroom annexe that features a bedroom and shower room to provide an ideal guest accommodation, multigenerational living solution or potential income earner.

OUTSIDE

Front: The front of the property gives access to spacious driveway parking and a garage, complete with power and light that in turn, leads to an additional workshop and further garden store.

Rear: To the rear the garden enjoys a wraparound element and has been landscaped to include a decking under pergola, a further patio area, water feature and remainder laid to lawn.

Furthermore, are numerous planting options, a vegetable patch and greenhouse.

SERVICES

All mains services are connected.

TENURE

Freehold.

COUNCIL TAX

Dorset Council Tax Band C.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

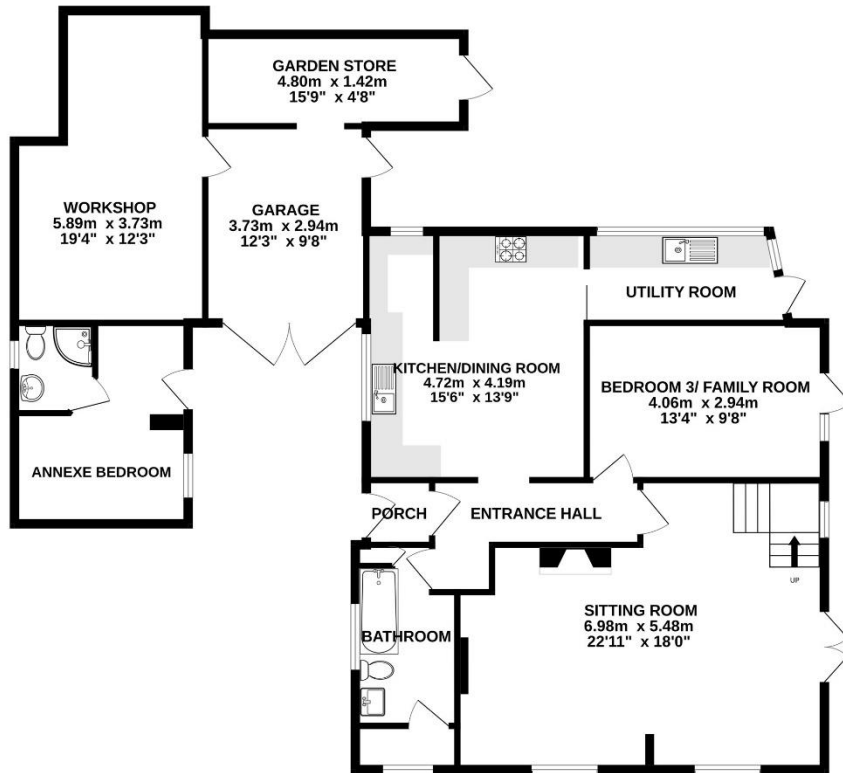
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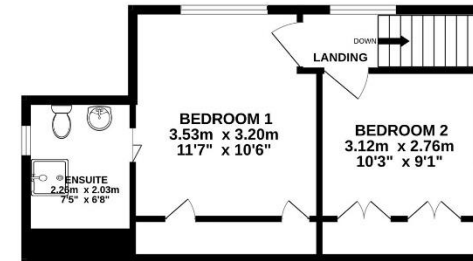
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GROUND FLOOR
139.1 sq.m. (1497 sq.ft.) approx.



1ST FLOOR
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA : 176.0 sq.m. (1894 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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18 April 2024