



**Coppice Street, Shaftesbury**

**Offers In Excess of £335,000**

## Coppice Street, Shaftesbury, Dorset, SP7 8PD

- Beautifully Presented & Attractive Period Home
- Providing Easy Access to Shaftesbury's Thriving Town Centre
- Tastefully Updated & Extended · Sitting Room & Separate Dining Room
- Stunning Kitchen / Breakfast Room · Two Large First Floor Double Bedrooms
- Luxurious Family Bathroom Suite · Gated Driveway with Covering Carport
- Good Size Rear Garden with Brick Built Outhouse · EPC: D

### 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, Clayesmore, 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.



### DESCRIPTION

This beautifully presented and attractive period home is conveniently positioned providing easy access to Shaftesbury's thriving town centre.

The property, which has been tastefully updated and extended by the current owner, offers charming accommodation that includes an entrance porch, sitting room, dining room, kitchen / breakfast room, separate utility room, cloakroom, two large first floor double bedrooms and luxurious family bathroom.





### **OUTSIDE**

Externally, there is a gated driveway, which is covered by a carport, providing the added benefit of off-road parking for two vehicles.

To the rear, the colourful garden is of a good size and is predominantly laid to lawn with area also laid to a patio.

Within the garden is a brick-built outhouse providing two storage areas.

### **TENURE**

Freehold.

### **SERVICES**

All mains services are connected.

### **LOCAL AUTHORITY**

Dorset Council, Band C.

### **VIEWINGS**

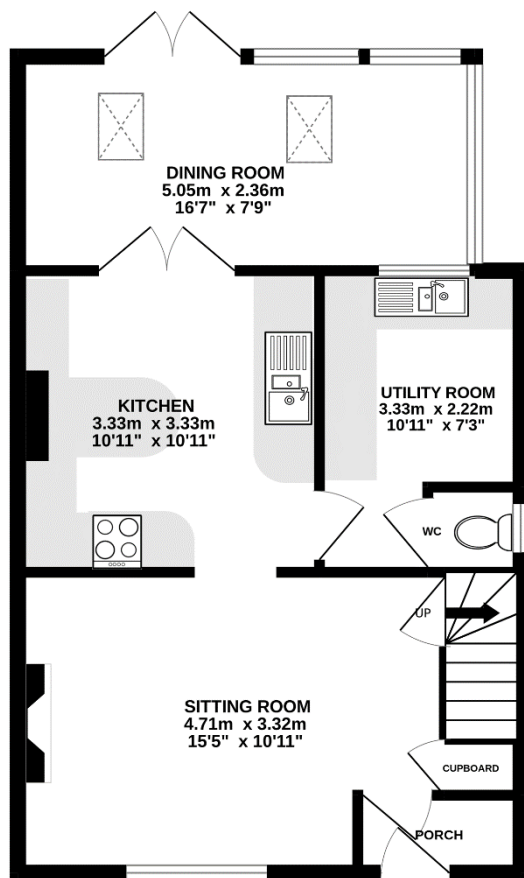
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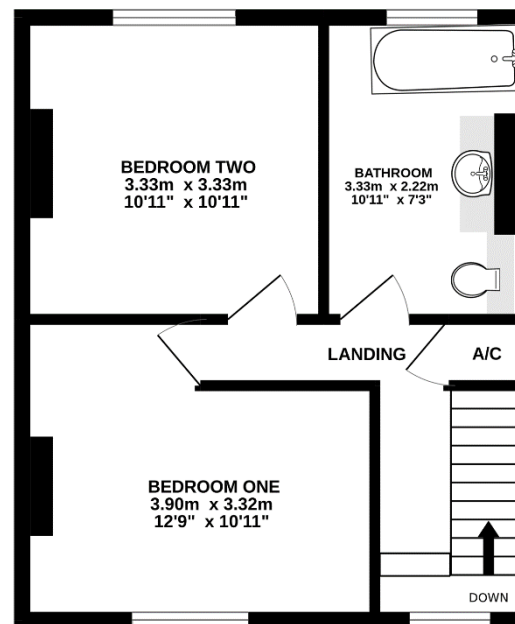




**GROUND FLOOR**  
48.3 sq.m. (519 sq.ft.) approx.



**1ST FLOOR**  
36.0 sq.m. (388 sq.ft.) approx.



**TOTAL FLOOR AREA : 84.3 sq.m. (907 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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