



Homefield, Shaftesbury

Asking Price: £425,000

## Homefield, Shaftesbury, Dorset, SP7 8DT

- **Detached Bungalow Located Within A Popular Cul-de-sac**
- **Extended To Incorporate Further Living & Utility Spaces**
- **Flexible Accommodation To Suit A Variety Of Homeowners**
- **Driveway Parking & Garage**
- **Wraparound Gardens** • **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 farmer's market, cafés, charity shops, various retail shops and a cottage hospital. 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 traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

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.

### THE PROPERTY

Accessed via a useful boot porch, the accommodation offers a versatile flow allowing the home to suit a variety of homeowners. The main living areas are positioned towards the front of the home to benefit from the Southerly aspect and consist of a sitting room,



complimented by a large window and fireplace to add additional warmth before leading through to the conservatory of which creates a second, delightful seating area.

A formal dining room is positioned to the rear of the property although equally, the room has the potential to form a further bedroom if desired. Modern in design, the kitchen boasts multiple floor and wall mounted storage cupboards centred around a breakfast bar as well as giving space for a variety of appliances.

A further utility room compliments the kitchen whilst the family bathroom completes the accommodation.





## OUTSIDE

**Front:** A gated driveway that leads to a car port and single garage provides off-road parking for multiple vehicles whilst a well-kept lawn and established flower border gives colour to the front of the property.

**Rear:** With access from both sides of the property, the rear garden is elevated to maximise sunlight and consist of a lawn, patio area and greenhouse.

## TENURE

Freehold

## COUNCIL TAX BAND

Dorset Council Tax Band D.

## SERVICES

All mains services are connected.

## VIEWING

Strictly by appointment only via Boatwrights Estate Agents.

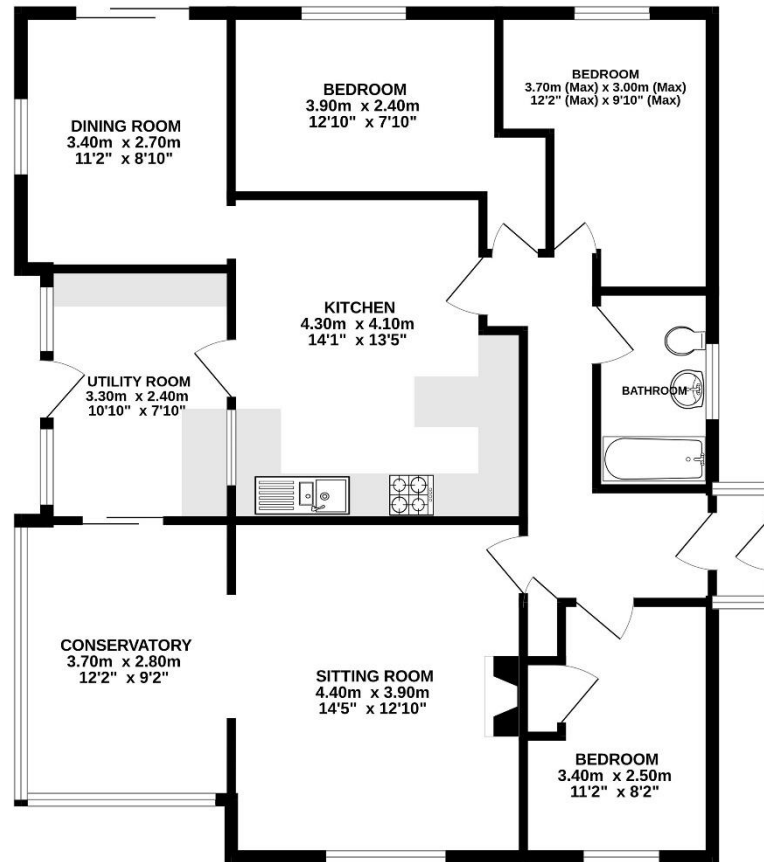
01747 213106

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**GROUND FLOOR**  
100.6 sq.m. (1083 sq.ft.) approx.



TOTAL FLOOR AREA : 100.6 sq.m. (1083 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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