



East Melbury, Shaftesbury

Guide Price: £350,000

## East Melbury, Shaftesbury, Dorset, SP7 0DR

- Three Bedroom Home Set Against Stunning Countryside Views
- Proposed Outbuilding As Ideal Annexe or Office Space
- Opportunity To Further Extend (STPC)
- Expansive Front & Rear Gardens
- Popular Hamlet On The Outskirts Of Shaftesbury
- EPC: E

### LOCATION

East Melbury is a picturesque hamlet located south of Shaftesbury, close to the National Trust area at Win Green. The area is also situated within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty that offers its undulating countryside and several beautiful walks.

The nearby market town of Shaftesbury plays host to a wide variety of amenities, schools and leisure facilities whilst mainline train stations are located within the surrounding village of Tisbury (10 miles) or town of Gillingham (12 miles).

### THE PROPERTY

A three-bedroom semi-detached home complete with ample driveway parking and an outbuilding, all set against the most glorious views of the surrounding Dorset countryside.

The home consists of two main reception rooms, both complete with feature log burners, before leading through to a galley kitchen that boasts numerous floor and wall mounted storage cupboards, work surface space and free-standing appliance spaces.

A three-piece family bathroom is also located on the ground floor as well as a useful under stair storage cupboard whilst upstairs features three well-proportioned bedrooms.



Boatwrights  
Estate Agents





## OUTSIDE

**Front:** A gated driveway allows for plentiful off-road parking with the remainder of the front garden being laid to lawn, edged with established shrubbery.

**Rear:** The rear garden is a fantastic space to be enjoyed by all whilst taking in the glorious countryside views. Currently consisting of several seating areas, a well-kept lawn and herbaceous growing areas, the garden has then been complimented by the construction of a useful outbuilding, ideal as an annexe space, home office or workshop.

It should be noted, the outbuilding is yet to be internally completed allowing for the final design to cater to your specific requirements.

## SERVICES

The property is warmed via electric heating.

## TENURE

Freehold.

## COUNCIL TAX

Dorset Council Tax Band D.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

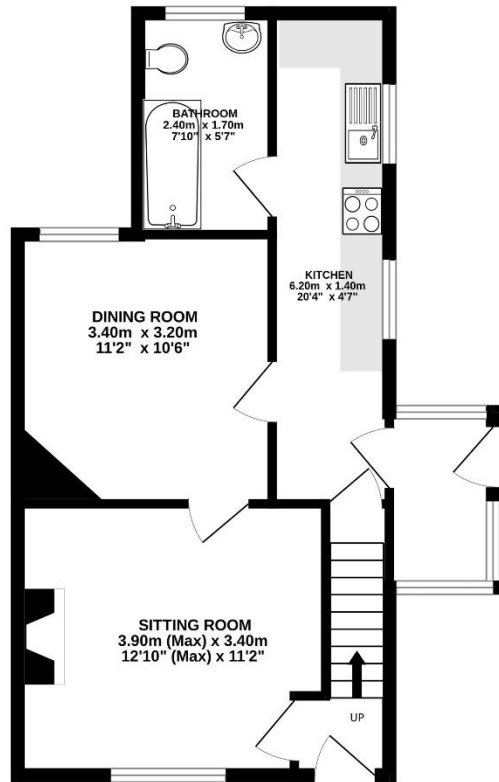
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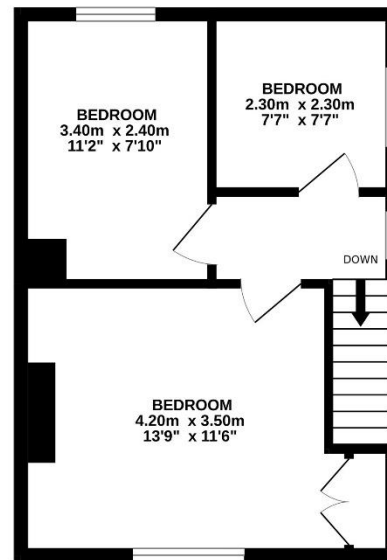




**GROUND FLOOR**  
42.9 sq.m. (462 sq.ft.) approx.



**1ST FLOOR**  
31.4 sq.m. (338 sq.ft.) approx.



**TOTAL FLOOR AREA : 74.3 sq.m. (800 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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