



**Old Boundary Road, Shaftesbury**

**O.I.E.O. £699,950**

## Old Boundary Road, Shaftesbury, Dorset, SP7 8ND

- Exciting, Bespoke Property In Town Centre Location
- Nicely Presented Throughout
- Over 2500 Sq Ft Of Flexible Accommodation
- Six / Seven Bedrooms & Five Bathrooms
- Five Reception Rooms
- Potential For Multi-Generational Living / B&B
- Low Maintenance Garden
- Off Road Parking & Garage
- No Onward Chain
- 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 variety of supermarkets, weekly market, cafés and various retail shops; 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, Clayesmore, 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.

### THE PROPERTY

Welcome to Old Boundary Lodge. An exciting, unique and interesting detached home located within the heart of Shaftesbury's thriving Town Centre.

Offering over 2500 Sq. Ft of flexible accommodation arranged over three floors, this property has all manner of possibilities. With an array of potential uses, layouts and set ups, this property could be the one you have been waiting for.

The main house offers six bedrooms, multiple reception rooms and several bathrooms. There are two kitchens, an integral garage and a real opportunity for multi-generational living.





## OUTSIDE

Externally, Old Boundary Lodge presents itself in a low maintenance fashion with the majority of the outside being of a hardscaped nature.

This could of course be transformed into something different and therefore presents itself as a blank canvas with those with green fingers. In addition, the property also offers off road parking for several vehicles.

## TENURE

Freehold.

## LOCAL AUTHORITY

Dorset Council, Band F.

## SERVICES

All mains services are connected.

## VIEWINGS

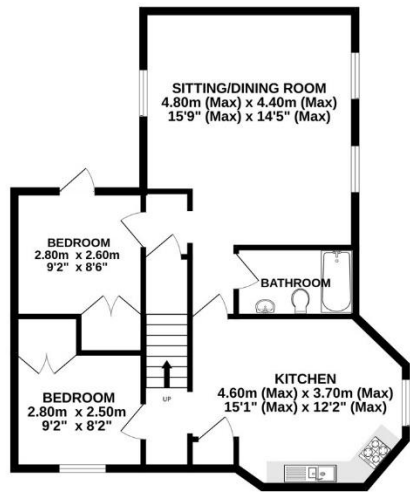
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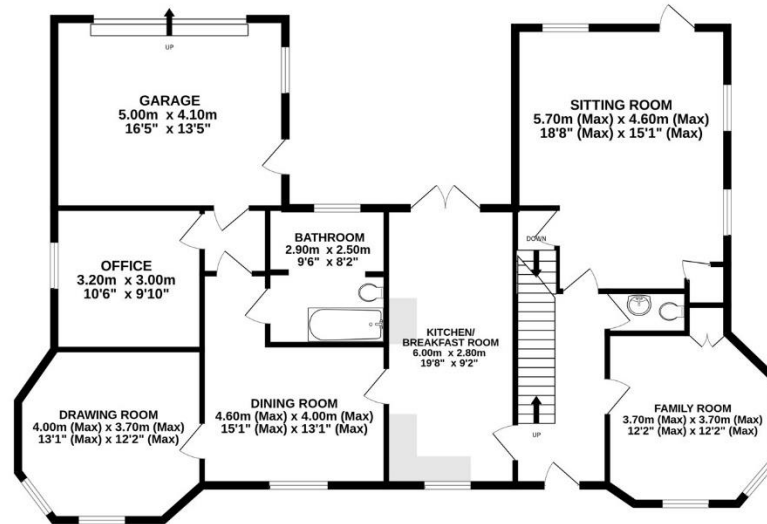
[www.boatwrights.co.uk](http://www.boatwrights.co.uk)



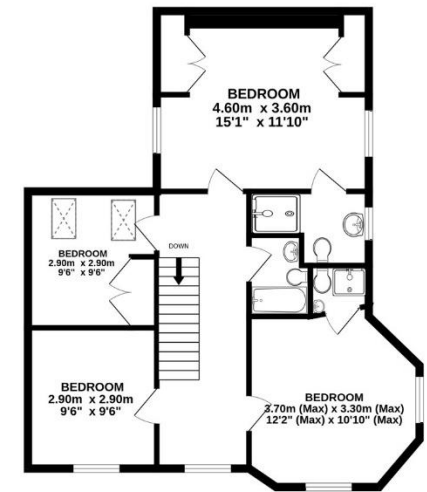
**BASEMENT**  
66.5 sq.m. (715 sq.ft.) approx.



**GROUND FLOOR**  
134.5 sq.m. (1447 sq.ft.) approx.



**1ST FLOOR**  
65.5 sq.m. (705 sq.ft.) approx.



**TOTAL FLOOR AREA : 266.4 sq.m. (2868 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.

06 March 2025