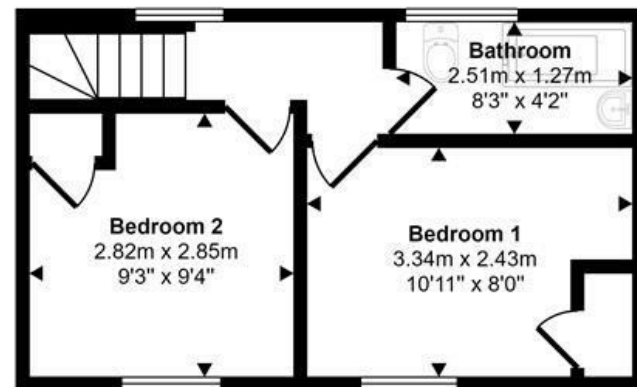


Ground Floor  
Approx 37 sq m / 397 sq ft



First Floor  
Approx 25 sq m / 265 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Layton Lane Shaftesbury

Asking Price  
£259,500

\*\*\* POPULAR LOCATION \*\*\* TWO BEDROOMS \*\*\* GARDEN \*\*\* WALKING DISTANCE TO THE TOWN \*\*\* Nestled at the foot of Shaftesbury's Gold Hill, famous for the 1970s Hovis advert, is this absolute gem of a cottage with two good sized bedrooms, attractively landscaped garden and enjoying a quiet location in the conservation area of the town. The cottage is just a few strides from a local public house that serves food and is within easy reach of all the town's amenities. Shaftesbury has a wonderful range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and is well known for its arts and crafts and entertainment venues. Five miles away in Gillingham, there is a mainline train station that serves London Waterloo and Exeter St. David's. The cottage dates to the 18th century built of rendered greenstone and has been a very much cherished and enjoyed home to our sellers for the last nine years. During this time they have spent a considerable amount of effort in transforming the cottage into a stylish and contemporary home without losing the authenticity of the original character and ambience of the property. The cottage benefits from uPVC flush fitting windows with an external wood effect finish and cottage style internal furniture, some wood panelling to the walls, plus some exposed stone and wood flooring. The cottage also has gas fired central heating and a fabulous fireplace with wood burner. Outside, there is the original cobbled path, old privy building and a private terraced garden close by plus a gate that opens to Gold Hill. The cottage does have to be viewed to really appreciate what is on offer and how it would lend itself to many types of buyers - a great weekend bolt hole from a hectic city life, ideal investment for the holiday or shorthold tenancy market as well as being a terrific full time home to the purchaser. An early viewing is urged to missing out on the chance to be the next owner.

The cottage's accommodation consists of good sized combined sitting and dining room with fireplace and log burner, steps rise to the kitchen, which is fitted with a range of county style units. On the first floor there is a bathroom fitted with a contemporary and stylish suite plus two good sized bedrooms. Outside, there is a purpose built shed with the garden situated at the end of a path. DRAFT DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## ACCOMMODATION

### Ground Floor

#### Sitting/Dining Room

Bespoke timber front door opens into a good sized and welcoming combined sitting and dining room. Cottage style window with wood panelling and seat below overlooking the lane to the front. Uplighters. Central heating thermostat. Two radiators. Power and telephone points. Storage cupboard fitted with shelves and housing the electrical consumer unit. Fireplace with timber surround, terracotta tiled hearth, timber fender and log burner. Fitted shelves with lighting and floor cupboard to one side of the chimney breast. Exposed wood flooring. Stairs rising to the first floor with recess under and opening to stone steps rising to the garden level.

#### Garden Level

#### Rear Lobby

Window to the rear and timber door opening to the rear. Ceiling light. Part wood panelled walls. Stone flooring. Opens to the:-

#### Kitchen

Window to the side and rear. Ceiling lights. Radiator. Power points. Fitted with a range of country style kitchen units consisting of floor cupboards with drawers, open shelves and eye level cupboards. Wood effect work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. Space for a fridge/freezer. Space and plumbing for a washing machine. Space for a further under counter appliances. Electric cooker with double oven and induction hob plus metal splash back and extractor hood above. Wood effect laminate flooring.

#### First Floor

#### Landing

Stair rise and return up to the landing with window to the rear aspect. Ceiling light. Smoke detector. Access to the loft space. Latch doors to all rooms.

#### Bedroom One

Cottage style window to the front. Ceiling light. Radiator. Power points. Hanging rail. Cupboard housing the hot water cylinder and gas fired central heating boiler.

#### Bedroom Two

Cottage style window to the front. Ceiling light. Radiator. Power points. Built in wardrobe with hanging rail

#### Bathroom

Opaque glazed high level window to the rear elevation. Ceiling light. Chrome heated towel rail. Fitted with a stylish modern suite consisting of low level WC with

dual flush facility, bath with wood panelled side, mixer tap and pumped shower attachment, full height tiling to the surrounding walls and shower screen and a pedestal wash hand basin with mirror fronted bathroom cabinet above and extending mirror to the side. Wood effect laminate flooring.

### Outside

#### Parking and Garden

From the garden level of the cottage the back door opens to a space for bin storage etc and opens to the original cobbled path which then leads to a part grass and gravelled path that takes one to the garden. This has been beautifully landscaped with a grass area where there is a timber shed and log store and steps leading down to a terrace that is planted with a variety of herbs, shrubs and flowers and further terrace that is laid to gravel and provides a very private area to sit and let the world slip by. There is also a further timber shed. The garden is a great delight and added bonus to the cottage. There is plenty of on road parking close to the cottage.

#### Useful Information

Energy Efficiency Rating D  
Council Tax Band B  
uPVC Double Glazing ( two windows are wood framed)  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
Vendors Suited

#### Directions

#### From Gillingham

Leave Gillingham via Newbury heading towards Shaftesbury. At Shaftesbury proceed up the hill and turn right (on the bend) heading towards the town centre. Take the third turning right into Bimport and follow this road down the hill. At the bottom of the hill turn left into St James and continue forward passing the Two Brewers on your right. The property will be found on the left hand side, just past Gold Hill. Postcode SP7 8EY



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.