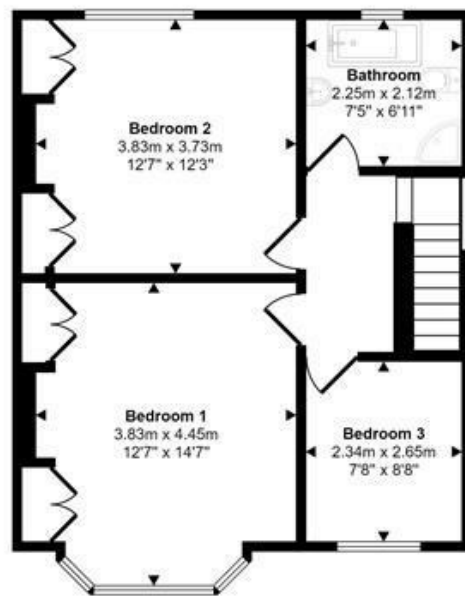


Ground Floor  
Approx 88 sq m / 947 sq ft



First Floor  
Approx 51 sq m / 552 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.



Grosvenor Road  
Shaftesbury

Asking Price  
£575,000

A great opportunity to purchase a fabulous detached family home with three double bedrooms, three reception rooms and sitting on half an acre of land with its own magical woodland. The property is located where town and country start to merge on the fringe of the hilltop town of Shaftesbury. The town 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 property dates to the early 1930s, with the land being originally purchased from Lord Stalbridge in 1932 and the house being completed in around 1934. This is only the second time that the property has been brought to the market, having been the much loved and enjoyed home of our sellers for the last forty years. During this time it has been very well maintained and kept in line with changing trends. A garden room has been added to take full advantage of views over the grounds and in recent years, both the kitchen and bathroom have been replaced with stylish contemporary fixtures. The property offers ample space for comfortable living with the option to extend creating additional living space to suit your needs. There is also the potential for open fires or wood burners, adding to the character and warmth of this delightful home. (Chimneys are currently capped).

Outside, the beautifully landscaped garden provide a peaceful retreat or secure play area for children and pets and a perfect spot for outdoor gatherings with family and friends. The enchanting woodland is a great place for dens and being one with nature.

It is vital to view this home to truly appreciate everything that it offers - a unique property that won't be available for long. Don't miss out on the chance to be the next owner.

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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		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## The Property

### Accommodation

#### Inside

##### Ground Floor

At the front of the house there is a useful porch with plenty of space for boots, shoes and coats and paned glass door that opens into a spacious and welcoming entrance hall. From here there are stairs rising to the first floor and useful WC underneath and original panelled doors to the breakfast room, dining room and the sitting room. This has two windows to the side, feature timber fire surround and slip and double doors into the garden room that enjoys a view over the rear garden and adjoining woodland. The dining room has a large bay window overlooking the drive and front garden and windows to the side. There is also an open fireplace with stone surround. The sitting and dining rooms are interchangeable. The breakfast area has a window to the rear, cupboard housing the boiler and opens to the kitchen area, which overlooks the rear garden. The kitchen is fitted with a range of modern units consisting of floor cupboards, separate drawer unit and eye level cupboards and cabinets with counter lighting beneath. There is a generous amount of work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. Included in the kitchen is an integrated dishwasher, washing machine and under counter fridge plus a range style gas cooker with choice of ovens and five burner hob plus brushed metal splash back and extractor hood above. There is space for a fridge/freezer.

##### First Floor

Stairs rise to a bright and roomy galleried landing with access to the part boarded loft space with drop down ladder, all bedrooms and the bathroom. There is a good sized single bedroom and two double bedrooms with built in wardrobes. Bedroom one overlooks the front garden from the bay window and bedroom two has a view over the rear garden to the woodland. It also has the airing cupboard housing the hot water cylinder. The bathroom is fitted with a stylish contemporary suite consisting of wall hung vanity wash hand basin, double ended bath with central wall mounted taps and spout, low level WC with economy flush facility and corner shower cubicle with mains shower and choice of hand held or monsoon shower head.

#### Outside

##### Parking and Garage

The property is approached from the road onto a tarmac drive with circular brick paved area and leads up to the garage. There is plenty of room to park at least four cars. To the side of the house there is space to store a caravan/boat etc. The garage has an

up and over door, fitted with light and power and also has access to the loft space over the kitchen. There is a window to the side aspect.

#### Gardens

The front garden is partly laid to lawn, edged by well stocked beds planted with a variety of shrub and flowers. There is access to the rear garden from both sides of the house. Immediately to the back of the house there is a paved seating area with steps leading down to the decked sun terrace that overlooks the garden. The steps continue down to the main body of the garden. This is predominately laid to lawn, bordered by well stocked mature shrub and flower beds as well as a vegetable garden where there are apple, plum and pear trees. The garden is fully enclosed with good privacy and a sunny aspect. At the bottom of the garden a gate opens to shallow steps that lead to the woodland. This slopes down to fields. Four neighbouring properties also have a share of the woodland. The property sits in ground of around half an acre, including the woodland.

#### Useful Information

Energy Efficiency Rating D  
Council Tax Band D  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold

#### Directions

##### From Gillingham

Leave Gillingham via Newbury heading towards Shaftesbury. At the first roundabout (Ivy Cross) take the second exit heading towards Warminster and East Knoyle. The property will be found on the left hand side, at the end of the layby. Postcode SP7 8DP



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.