



Floorplan

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.

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



Glyn Place
East Melbury, Shaftesbury

Asking Price
£429,950

Tucked away in a peaceful hamlet at the foot of Zig Zag Hill, this delightful linked detached bungalow offers flexible and well-maintained accommodation, with plenty of scope to add your own personal touch. Located just a few minutes' drive from the historic hilltop town of Shaftesbury, this home combines the best of countryside living with convenience.

Inside, the bungalow features three spacious double bedrooms, including an en-suite shower room for the main bedroom. The bright and inviting sitting room flows effortlessly into the dining area, creating a wonderful space for relaxing and entertaining. The well-sized kitchen is perfect for home cooking, complemented by a separate utility room for added practicality. A modern wet room completes the thoughtfully designed interior.

Step outside to discover a delightful rear garden, designed for low-maintenance enjoyment. Here, you can soak in the beautiful countryside views, making it the perfect spot for morning coffee or evening unwinding. The property also benefits from a garage and ample parking, all set within a quiet cul-de-sac of similar homes.

With its idyllic location, adaptable layout, and picturesque surroundings, this charming bungalow is a rare find. Don't miss the opportunity to make it your own—book a viewing today!



The Property

Accommodation

Inside

At the side of the property there is a useful porch with door opening into the bright sitting room, which overlooks the frontage and has a feature fire. An arch opens to the dining area, which has an outlook to the side. Both these rooms have a practical yet stylish wood effect vinyl flooring. From the sitting room a door opens into the main hall, which provides access to the rest of the accommodation - it too has the same wood effect flooring and access to the boarded loft space with a drop down ladder and fitted with lighting.

The kitchen looks out to the side and has a door to the side. It is fitted with a range of units consisting of floor cupboards, cutlery and deep pan drawers plus eye level cupboards and cabinets. There is a generous amount of work surfaces with a tiled splash back and a one and a half sink and drainer with a mixer tap. The electric oven and ceramic hob are built in and there is

plumbing for a dishwasher and space for an under counter fridge. There is a separate utility with space for appliances and plumbing for a washing machine plus work surfaces, cupboards and built in oven. It has double doors to the rear garden.

The three bedrooms are all double sized, with the bedroom two having double doors to the rear garden and the main bedroom benefitting from fitted wardrobes and an en-suite shower room. There is also a wet room.

Outside

4.93m" x 2.69m" (16'2" x 8'10")

Garage and Parking

There is a long drive that leads up to the garage and has ample space to park two to three cars plus there is a generously sized gravelled area that provides additional parking. The garage has an up and over door, fitted with light and power and houses the oil fired central heating boiler. There is also a window and door to the rear.

Garden

The rear garden has been landscaped

for easy maintenance. It is partly decked, paved or laid to stone chippings. There are raised beds, date palm and greenhouse plus outside water taps. The garden is allows for further landscaping and offers a private and sunny outdoor space.

Useful Information

Energy Efficiency Rating E
Council Tax Band C
uPVC Double Glazing
Oil Fired Central Heating
Septic Tank Drainage
Freehold

Directions

From Gillingham

Take the first exit off the Royal Chase roundabout onto the A30 heading towards Salisbury. Turn right onto the B3081 heading toward Melbury Abbas and Blandford. Turn left just after the car sales forecourt onto the B3081 signposted Sixpenny Handley and Tollard Royal. Take the second turning left into the close and follow the road to the right, where the property will be found towards the end on the right hand side. Postcode SP7 0DP

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 firms employment has the authority to make or give any representation or warranty in respect of the property.