

# LODESTONE



41 Grosvenor Road,  
Shaftesbury





# 41 Grosvenor Road,

SP7 8DP

Guide Price: £695,000

4   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- A very substantial detached 4 bedroom chalet property in wonderful gardens of 0.6 of an acre.
- Considerably improved and extended by the current vendors over some 25 years.
- Great entertaining space on a wonderful sun terrace to the rear elevation.
- Plenty of parking, 'triple garaging', potential home office/studio.
- Conveniently located close to the centre of Shaftesbury.
- Fabulous property for a family or retired alike.





41 Grosvenor Road is substantial detached chalet bungalow set in a wonderful mature site approaching 0.6 of an acre, conveniently located for the town and its amenities. The property has been in the same ownership for 25 years, has been considerably extended and improved and been a much-loved family home during this time.

In brief the flexible accommodation comprises of a generous reception hall with doors leading off to the principal living areas. These consist of a triple aspect sitting room with fireplace and patio doors to the lovely rear sun terrace enjoying a super outlook over the rear garden. Adjoining is a comfy snug with Stovax inset log burner, once again with patio doors to the pretty terrace. At the centre of the home is a large kitchen/dining room with a host of features to include a stainless-steel range cooker, American fridge/freezer, central island with inset sink, quartz surfaces, built in larder and a further set of patio doors to the wonderful outside space on offer. Also to the ground floor are a utility, three well proportioned bedrooms, family bathroom and separate cloakroom. To the first floor is the main suite offering a landing area, large double bedroom with a very cool Velux balcony window, walk in wardrobe and modern wet room. Externally, wooden gates open onto the driveway providing ample parking for 6 plus vehicles depending on size. Adjoining the space is double open car barn and garage which has provided cover for a caravan /camper van. To the side is useful storage. The gardens lie mainly to the rear and deserve a special mention being some 265 ft or thereabouts in length, this property has amazing outside space with the sweeping terrace adjoining the rear, being great for entertaining and parties. Within the top garden is a well-kept lawn, greenhouse, an abundance of flowers, shrubs and bushes, steps lead down to a further large lawn with circular pond and fountain. Further mature borders provide screening and privacy with a fun former summerhouse to hideaway. At the bottom of the garden is an orchard of apples and pears.





### Situation

Shaftesbury is a thriving Saxon hilltop town overlooking the Blackmore Vale dating back to Alfred the Great who founded the Abbey in the 9th century. There is a superb variety of shopping educational and sporting facilities including Tescos, Morrisons and Lidl supermarkets and other national traders.

A selection of independent shops and boutiques selling a wide variety of goods including candles, wine and flowers. Restaurants, public houses, coffee shops and hotels include The Mitre Inn, Grosvenor Arms Hotel and Pamplemousse. There is also a library, small hospital, health and arts centre and a weekly market. Other towns of note in the area include Tisbury, Salisbury, Sherborne, Bath and Bruton which all have an excellent variety of shopping, educational and recreational facilities.

### Schools

Local schools include independent schools at Port Regis, Sandroyd, Clayesmore, Hanford and Sherborne. There are primary and senior schools at Shaftesbury and Gillingham.

Communication links nearby include the A303 at Mere and railway stations ten minutes away at Tisbury (9.5 miles) and Gillingham (4.5 miles) with a service to London Waterloo. Recreational facilities include an open air swimming pool in Shaftesbury, Golf at Rushmore, walks and rides in the Cranborne Chase and Blackmore Vale countryside and water sports along the Dorset Jurassic coastline to the south.

### Directions

**SP7 8DP**

**41 Grosvenor Road**

**Viewing by appointment only.**





## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Dorset Council

**Council Tax Band:**

**Guide Price:** £695,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached Bungalow

**Property Construction:** Brick

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Metered

**Sewerage:** Mains

**Heating:** Gas

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Off road

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** N/A

**Rights and Easements:** N/A

**Flood Risk:** Low

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** Bungalow

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.





Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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