



**Connells**

The Old Glove Factory Wincombe Lane  
Shaftesbury



### Property Description

Located within a short distance from the vibrant town of Shaftesbury, this small development of just 5 homes is offered to Market by Finlay Homes.

The Old Glove Factory offers the opportunity for buyers to select from two 2 bedroom semi-detached homes (plots 1&2), two 3 bedroom semi-detached homes (plots 3&4) and one detached 4 bedroom family home (plot 5).

Each property benefits from allocated parking, private rear gardens, ground floor WC and plots 3,4 and 5 also have the added feature of en-suite shower rooms to the principle bedrooms.

### Plot 1

1 allocated parking space.

### MEASUREMENTS

Entrance hallway (with storage)

Ground floor WC

Lounge - 4982 max x 3514

Kitchen - 2353 x 3053

Bedroom 1 - 3614 x 3053

Bedroom 2 - 3614 max x 3411 max into door entrance

Family bathroom

### Spec Detail

Irregular Shaped Room x ( x )

Integrated appliances will be fitted to all plots and will include, integrated fridge freezers, oven, hob and extractor, washer/dryer and dishwasher.

The bespoke kitchens have been designed by The Kitchen Company to suit modern living, with vinyl flooring complimenting the fitted units and roll-edge worktops.

Flooring will be fitted throughout, with vinyl in bathrooms, WC and kitchen areas and carpet to stairs, landing, bedrooms and lounge.

Turf is included with each sale.

Plots 3,4 and 5 have two allocated parking spaces complete with EV charging points, with plots 1 and 2 having one space each. There is also an allocated visitor space for all to benefit from.

High efficiency upvc windows and doors  
High level of whole house insulation  
Traditionally built, high quality materials

- Solar panels
- Plot 1 1.6 kWp
- Plot 2 2.0 kWp
- Plot 3 2.0 kWp
- Plot 4 2.4 kWp
- Plot 5 2.8 kWp

- High speed internet
- Car chargers
- Landscaped gardens
- Modern bathroom designs with Hansgrohe taps and showers
- Dual fuel towel radiators
- Double socket with USB to all habitable rooms

### Finlay Homes

Finlay Homes has specialised in building outstanding high quality houses traditionally built houses finished to exacting standards for customers, family and for the open market.

With over 20 years experience in the housebuilding industry we have the knowledge to add value to planning permissions and housing designs and a reputation on delivering personalised houses to industry leading standards methodically and efficiently.

### Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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**EPC Rating: Exempt**

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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