



CHAFFERS
ESTATE AGENTS

DONHEAD ST. MARY £359,950

Freehold

ROY BARRETT
ESTATE AGENTS

Property

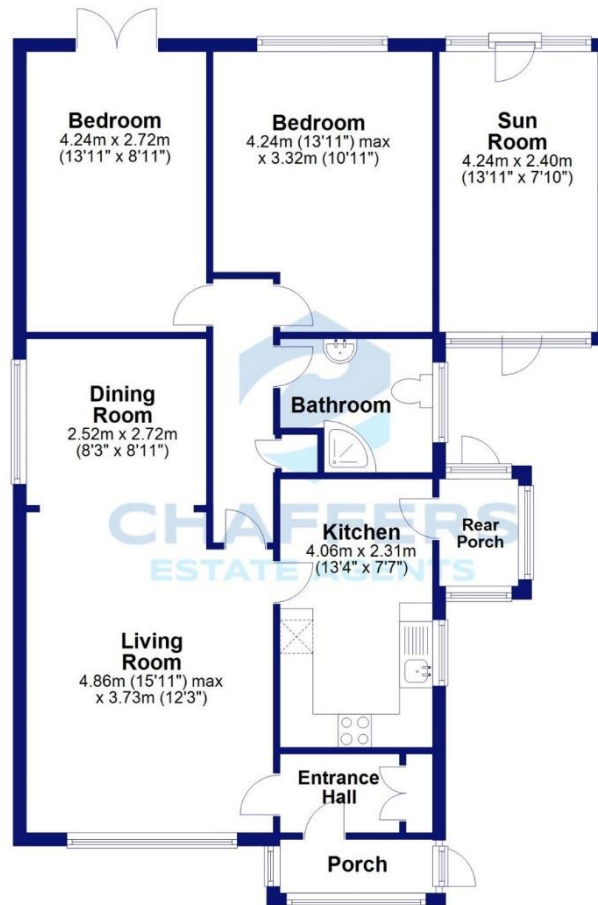
A substantial two bedroom detached bungalow set on a much favoured position within Donhead St Mary enjoying an open aspect to the front, south facing rear garden, garage and driveway.

SUMMARY:

PORCH ~ ENTRANCE HALL ~ LOUNGE/DINING ROOM ~ KITCHEN ~ REAR PORCH ~ 2 DOUBLE BEDROOMS ~ BATHROOM
CALOR GAS CENTRAL HEATING ~ UPVC DOUBLE GLAZING
SUNROOM ~ GARAGE & DRIVEWAY PARKING ~ SOUTH FACING REAR GARDEN

Accommodation Floor Plan

Not to scale ~ For identification Purposes only.



Description

The bungalow is approached via a path through the sheltered front garden. The entrance porch has two doors and leads into an inner porch which houses a useful storage cupboard. The inner porch leads into the lounge / dining room which has a window to front, a feature fireplace and an opening into the dining room. The recently fitted kitchen leads off the lounge and has a range of wall and base units with a roll top work surface, electric oven, electric hob, space for a washing machine, stainless steel sink / drainer and a door to the side porch which allows access into the garden. A canopy leads to the separate sunroom / conservatory.

The hall gives access to the recently updated bathroom which has a beige suite comprising a shower, WC and wash hand basin partially tiled with an obscure window to the side. The master bedroom has a window to the rear and a second bedroom has french doors leading into the garden.

Outside the south facing rear garden has views over St Johns Church and has been well maintained with the majority laid to lawn, an abundance of shrubs and borders, a pond and a paved patio area. The garage has an up and over door with driveway parking. A private door from the garage connects with the side access around the property.

Situation

The sought after village of Donhead St Mary which adjoins the very popular village of Ludwell which has a great Post Office / General Store, Butchers, Thatched village Pub, Primary School, Parish Church and bus services, whilst only being 3 miles from the ancient Saxon hilltop town of Shaftesbury which a good range of facilities for everyday needs. A main line station is available at Tisbury (Exeter ~ Waterloo) approximately 7 miles and the cathedral city of Salisbury is about 19 miles distant.

Additional Information

Services: Mains Water, Electricity & Drainage. Calor Gas Central Heating.

Council Authority: Wiltshire Council ~ Council Tax Band: D

Caution: NB All services and fittings mentioned in these particulars have **NOT** been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: F

Property Ref: S4288

Date: 31/01/2024

Directions

From our **Shaftesbury Office** proceed down the High Street into Salisbury Street. At the Royal Chase roundabout take the second exit off onto the A30 towards Salisbury. Continue on this road for approximately 2 miles and at the crossroads just before Ludwell turn left signposted the Donheads, **St Johns Close** is then the first turning on the left and the property will be located on your left.

Viewing

Only by appointment with the **SOLE AGENTS, Chaffers Estate Agents**,
48 High Street, Shaftesbury, Dorset, SP7 8AA
Tel. 01747 852301 ~ **Email:** shaftesbury@chaffersestateagents.co.uk

www.chaffersestateagents.co.uk

CALL NOW to arrange your viewing on 01747 852301
Any day and confirm a time, Thank you!

SURVEYS: Chaffers Estate Agents offer a full survey service including Homebuyers Reports and Building Surveys. **Email.** surveys@chaffersestateagents.co.uk

While we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please do not hesitate to contact a member of our team. Do so if contemplating travelling some distance to view the property.

GILLINGHAM 01747 822233 **SHAFTESBURY** 01747 852301 **STURMINSTER NEWTON** 01258 473900

