



CHAFFERS
ESTATE AGENTS



7 Butts Knapp

Salisbury Road, Shaftesbury, SP7 8NW

Asking Price £265,000



A delightful two bedroom 18th Century Grade II Listed Thatched Cottage situated within a level walking distance of Shaftesbury's historic town centre. EPC Grade II Listed Exempt



SUMMARY

A delightful two bedroom 18th Century Grade II Listed Thatched Cottage situated within a level walking distance of Shaftesbury's historic town centre. EPC Grade II Listed Exempt

DESCRIPTION

This delightful period cottage has a small enclosed front garden to the front. From here the entrance door leads into a spacious living room, with a period natural stone fireplace and a woodburning stove, two windows to the front, stairs leading to the first floor and an opening to the hallway leading to the other ground floor rooms. The kitchen has a window facing the rear garden, with a range of fitted kitchen units, sink unit and space for a cooker and other appliances. The shower room has a white suite and enclosed shower cubicle. Also on the ground floor is a garden room, with door leading to the rear garden. On the first floor there is a small landing leading to the bedrooms. Both bedrooms are generously proportioned with bedroom one being dual aspect. Outside there is a delightful south facing rear garden with a well proportioned timber shed and rear access.

SITUATION

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

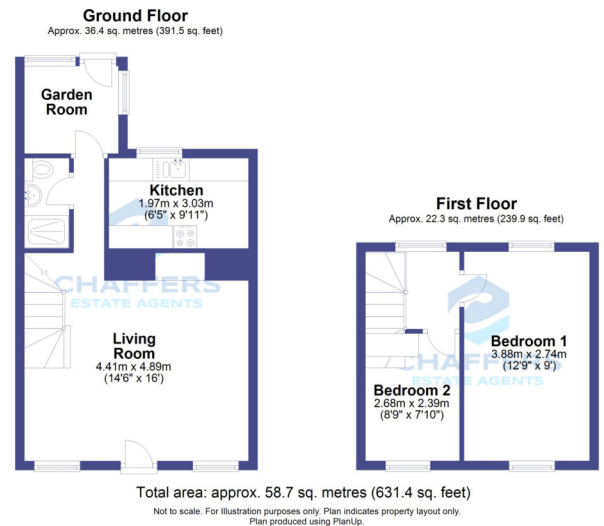
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: Exempt Due to Grade II Listed Status.

Area Map



Floor Plans



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