



7 BUTTS KNAPP
SHAFTESBURY, SP7 8NW

£265,000
FREEHOLD

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



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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.

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Ground Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Garden Room

Kitchen

1.97m x 3.03m
(6'5" x 9'11")

Living Room

4.41m x 4.89m
(14'6" x 16')

First Floor

Approx. 22.3 sq. metres (239.9 sq. feet)



Bedroom 1

3.88m x 2.74m
(12'9" x 9')

Bedroom 2

2.68m x 2.39m
(8'9" x 7'10")

Total area: approx. 58.7 sq. metres (631.4 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Shaftesbury Office
48 High Street
Shaftesbury
Dorset
SP7 8AA

01747 852301
shaftesbury@chaffersstateagents.co.uk
www.chaffersstateagents.co.uk

