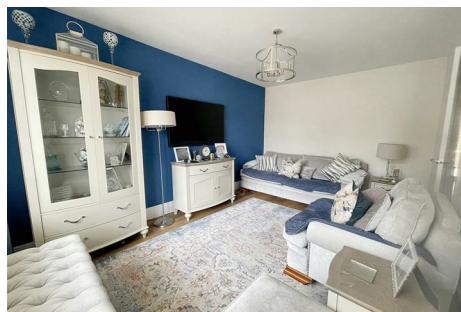




**CHAFFERS**  
ESTATE AGENTS



**19 Hilltop Grove**  
, Shaftesbury, SP7 8TU

An immaculately presented and spacious three bedroom semi-detached home positioned on a recently built and highly sought after residential development, with driveway parking for two vehicles and a newly landscaped rear garden.

**£395,000 Freehold**

Council Tax Band: D

# 19 Hilltop Grove

, Shaftesbury, SP7 8TU



## DESCRIPTION

A stunning, immaculately presented, three bedroom semi-detached home boasting a new beautifully landscaped rear garden.

This well presented home is located at the end of a cul-de-sac on the edge of the highly sought after, newly constructed Blackmore Down development, in the historic hilltop town of Shaftesbury. The property offers very well presented accommodation over two levels. The ground floor comprises, entrance hall with stairs and under stairs cupboard, cloakroom, large bright and airy sitting room and a stunning open plan kitchen/diner with island, built in appliances, storage cupboard and French doors to the rear garden. Upstairs you will find three well-proportioned bedrooms all off a light and bright landing, as well as the family bathroom. The master bedroom has built in wardrobes and an en-suite with large walk in shower. The second and third bedrooms are also well proportioned.

The newly landscaped rear garden is a real feature of this property, with raised flower beds, area for pots and steps leading up to the private seating area with a covered pergola, and good sized garden shed. There are two outside taps and electric sockets and a gate providing side access to the front of the property where you will find driveway parking for two vehicles.

## SITUATION - Shaftesbury

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, WH 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.

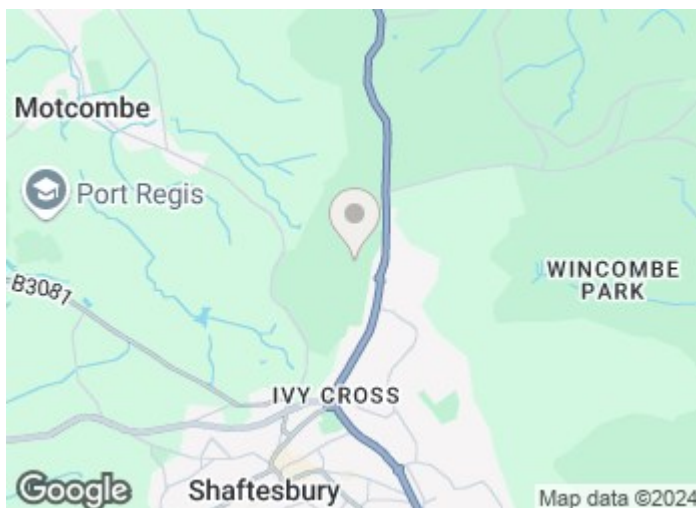
## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: 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: B



## Directions



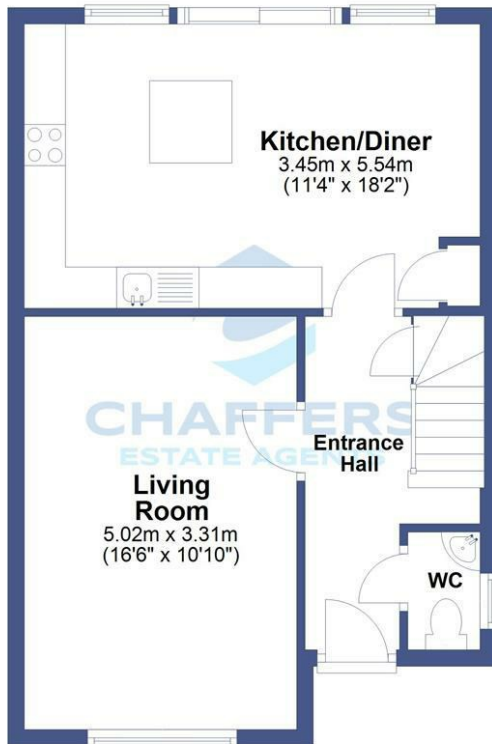




# Floor Plan

## Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



## First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 92.3 sq. metres (993.9 sq. feet)

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	