



CHAFFERS
ESTATE AGENTS



3 Higher Barn Close

Cann Common, Shaftesbury, SP7 0DJ

A recently refurbished and extended two double bedroom detached bungalow. The property has fantastic views to the front and rear and is only a short distance from Shaftesbury. A must view property.

£395,000 Freehold

Council Tax Band: C

3 Higher Barn Close

Cann Common, Shaftesbury, SP7 0DJ



DESCRIPTION

An immaculately presented and impressively refurbished, detached two double bedroom bungalow, with an attached garage being set back from the road. The property has a good sized garden and enjoys stunning rural views to the front and rear. The accommodation comprises: entrance hall, light and spacious lounge, fitted kitchen incorporating freestanding oven, integrated hob, cooker hood and space for all of the usual appliances. There are two double bedrooms, a newly fitted bathroom and fantastically extended sun room/conservatory with stunning views that really is the heart of this property.

Outside there is brick paved driveway leading to the attached single garage, with an up and over door, window and personal door. The front garden is screened by a low stone wall and hedge and is laid to lawn with mixed shrubs. There is side access to the good sized private rear garden which enjoys a lovely rural outlook and has lawned areas, paved patio, shrubs and useful garden shed. The bungalow benefits from a stunning new extension, double glazing throughout, new carpets, new oil tank and a new boiler.

SITUATION - Cann Common

Cann Common is a small rural area located near the foot of Zig-Zag hill and also enjoys views towards Melbury Hill being situated approximately 2 miles from the historic Saxon hilltop town of Shaftesbury which has a good range of facilities including supermarkets, banks, schools, cafes, restaurants, Inns, 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 in Shaftesbury and at Gillingham, about 7 miles away, a main line railway station on the Exeter/Waterloo line. The cathedral city of Salisbury is approximately 24 miles and the Dorset Coast is approximately 35 miles distant.

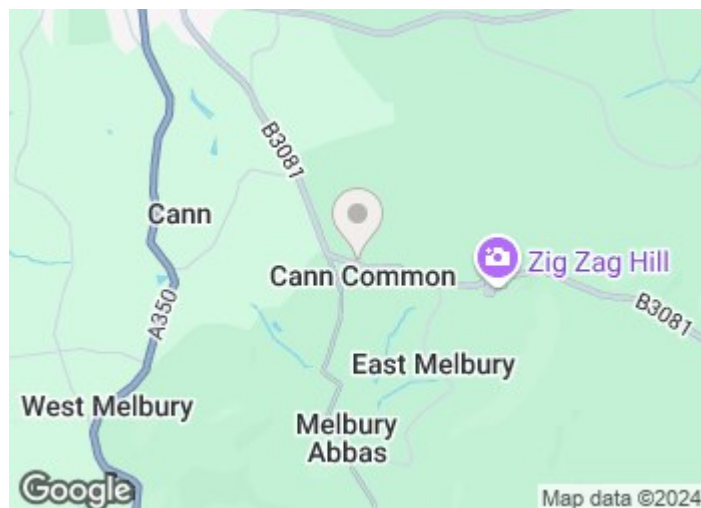
ADDITIONAL INFORMATION

Services: Mains Water and Electricity. Private drainage. Oil central heating.

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: TBC

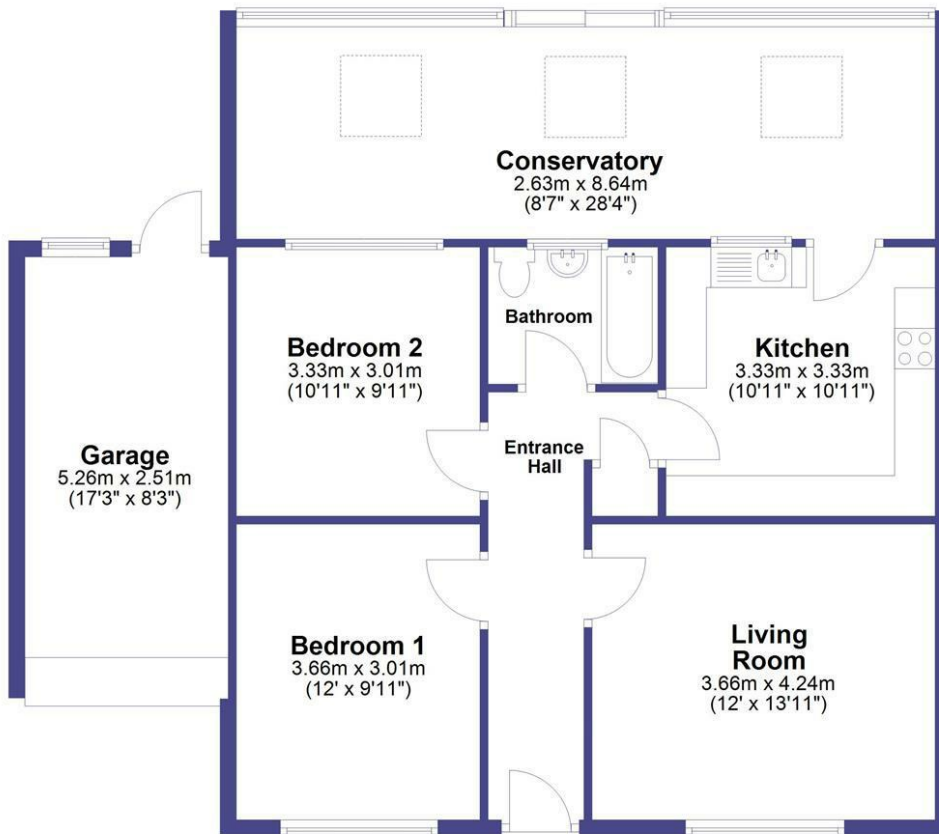


Directions



Floor Plan

Ground Floor



Total area: approx. 98.5 sq. metres (1060.0 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.

48 High Street, Shaftesbury, Dorset, SP7 8AA
Tel: 01747 852301 Email: shaftesbury@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

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