



CHAFFERS
ESTATE AGENTS



New Elms Cottage Sherborne Causeway , Shaftesbury, SP7 9PY

A well-presented three-bedroom cottage offering spacious and versatile accommodation with stunning rural views. The property features two reception rooms, a fitted kitchen with garden access, a utility room, downstairs WC, and a flexible study area. Outside, there is a private garden and off-street parking, all set in a location that enjoys far-reaching countryside views.

£275,000 Freehold

Council Tax Band: D

New Elms Cottage Sherborne Causeway

, Shaftesbury, SP7 9PY



DESCRIPTION

This well-presented three-bedroom cottage offers comfortable and versatile living space with lovely views of the surrounding countryside.

The ground floor features two generously sized reception rooms, a fitted kitchen with direct access to the garden, a spacious utility room, and a convenient downstairs WC—providing excellent functionality for day-to-day living.

Upstairs, there are three bedrooms, one of which has been partially opened up to create a flexible study area. A well-appointed family bathroom serves the upper floor.

Outside, the property benefits from a

private garden, ideal for relaxing or entertaining, as well as off-street parking. Enjoying scenic countryside views, this cottage offers rural charm and a peaceful setting, while being set away from the hustle and bustle of urban life.

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, 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, Electricity, Septic tank.

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: E



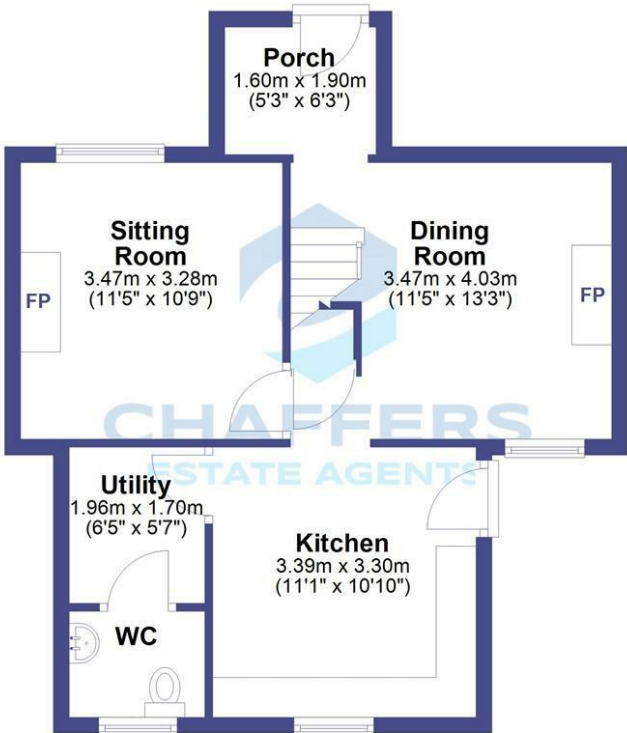
Directions

From Shaftesbury proceed along the A30 into Long Cross, this road continues onto the Sherborne Causeway, the property will be located on your left.



Floor Plan

Ground Floor



First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

