



**CHAFFERS**  
ESTATE AGENTS



## Anstee Road

Shaftesbury, SP7 8GT

Apple Blossom House is a beautifully presented four-bedroom detached home, stone-built to the front, situated in a highly desirable residential area.

**Offers Over £400,000 Freehold**

Council Tax Band: E

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### DESCRIPTION

Apple Blossom House is a beautifully presented four-bedroom detached home, stone-built to the front, situated in a highly desirable residential area. Over the last 9 years, the current owners have made thoughtful improvements, including a new kitchen with integrated appliances, new bathroom and en-suite showers, the installation of a log burner, and brand-new hard flooring on the stairs and landing. At the front, a walled garden with wrought iron fencing offers privacy and is laid to gravel for ease of maintenance. Complemented by mature beech hedging and honeysuckle, creating a welcoming entrance and setting the tone for this delightful home. A private driveway provides ample off-street parking and leads to a detached garage, offering both convenience and secure storage. Inside, the home boasts a spacious and stylish layout. The modern fitted kitchen is equipped with integrated appliances, marble-effect worktops, soft-close cabinetry, and a gas hob with designer extractor. A large window fills the space with an abundance of natural light, creating an ideal environment for both cooking and entertaining. The expansive living room provides a relaxing atmosphere, featuring plush carpets, soft pastel walls, and elegant lighting. French doors open directly onto the rear garden, while a stylish log burner adds a cosy, welcoming feel. Upstairs, Apple Blossom House offers four generously sized bedrooms, ideal for growing families, working from home, or accommodating guests. The master bedroom benefits from its own en-suite bathroom, providing a private retreat. The other bedrooms share a modern family bathroom, thoughtfully designed to complement the rest of the home. The rear garden is a sun trap, featuring two lawned areas, three raised beds, and a patio, making it perfect for outdoor entertaining. The garden provides privacy and security for children, pets, or simply enjoying quiet outdoor living. A small gravelled area with a tool shed and space

### LOCATION

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: E

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

Agents Note: Estate Service Charge TBC



### Directions

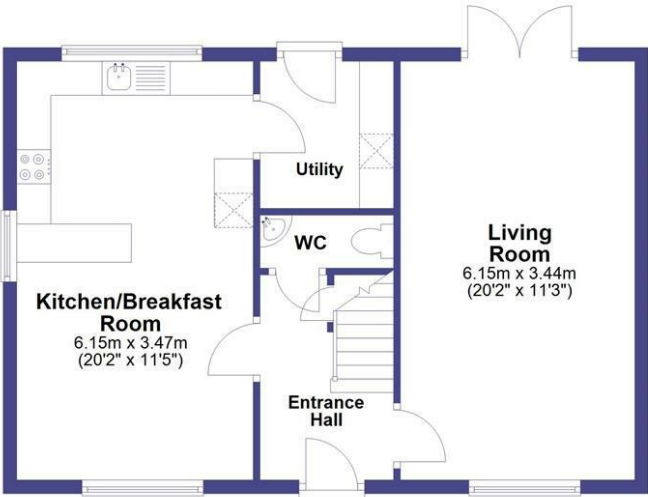
From our Shaftesbury Office proceed down the High Street on continue right onto Salisbury Street. At the Royal Chase roundabout take your second exit onto Salisbury Road and then your third left into Allen Road. Proceed along Allen Road which leads onto Maple Road and then take a left into Anstee Road, the property will located on your left.



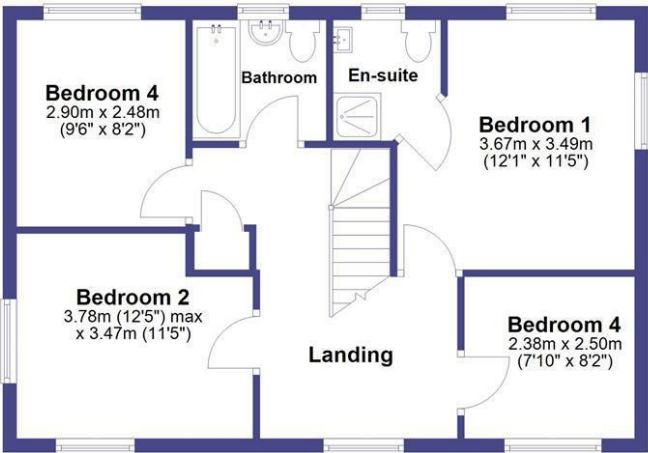


# Floor Plan

Ground Floor



First Floor



Total area: approx. 112.6 sq. metres (1211.5 sq. feet)

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.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 91                      |
| (81-91) <b>B</b>                            | 81      |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |