



CHAFFERS
ESTATE AGENTS



Fairlane

Shaftesbury, SP7 8RT

This spacious, recently extended and much improved detached four double bedroom family home, with a garage, downstairs office and ample driveway parking, is ideally situated within a short walking distance from schools, amenities and the town centre. Early viewing is highly recommended!

Offers Over £450,000 Freehold

Council Tax Band: E

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DESCRIPTION

Located in a highly sought after residential road convenient for schools, town centre and local amenities being approached over a tarmac driveway is this impressive, well maintained four bedroom detached family home.

The entrance door leads into a hallway with access to the downstairs WC, living room, kitchen/diner, utility room and office.

The generous sized lounge has a wood burner and large bay window with shutters.

The spacious kitchen/diner is perfect for entertaining with Quartz worktop and windowsills, pantry cupboard, integrated double oven, fridge freezer and dishwasher. Window and door with built in blinds to the rear garden and door leading into the utility area.

The utility room has ample storage cupboards, a sink and space and plumbing for a washing machine and tumble dryer, boarded attic storage space above, back door to the side of the property and access to the recently extended office.

The office is double aspect and overlooks the rear garden, could be used as a further bedroom/reception room and houses the boiler.

Upstairs there are four bedrooms and a family bathroom and en-suite. The master bedroom has a front aspect large bay window with shutters and window storage seat, built in wardrobes and an en-suite with shower, low level WC and hand wash basin. Bedrooms 2 and 4 also have built in wardrobes.

The enclosed rear garden is an excellent size, mainly laid to lawn with patio seating areas, a useful storage shed, outside power points, outside light, outside tap which runs warm and cold water and side access with secure gate leading to the front.

The garage has power, lighting, shelves and eves storage.

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, Gas, Electricity & Drainage. Fibre broadband.

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: C
Agent's notes: Boiler approx. 10 years old, serviced this year.

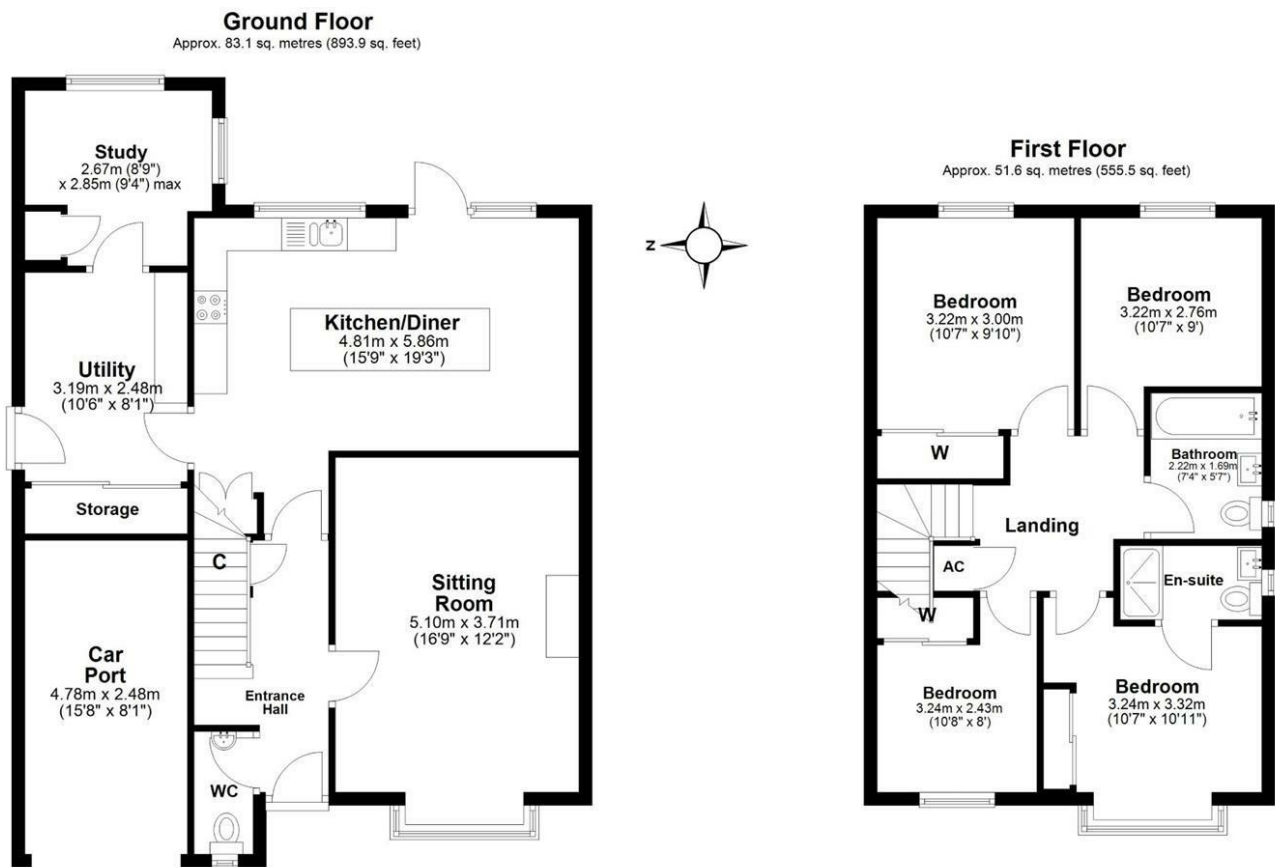


Directions

From our Shaftesbury Office proceed down the High Street bearing right onto Salisbury Street. At the Royal Chase roundabout take the first exit off onto Christy's Lane, turn first right into Linden Park bear immediately left onto Mampitts Road; Fairlane is then the first turning left where the property will be located after a short distance on the right hand side.



Floor Plan: Not to scale ~ For identification purposes only.



Total area: approx. 134.7 sq. metres (1449.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
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 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) A		
(81-91) B		
(69-80) C	74	79
(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		