



CHAFFERS
ESTATE AGENTS



Love Lane

Shaftesbury, SP7 8BG

Tucked away in a peaceful lane near Shaftesbury Hospital, this cosy cottage is perfectly located just a short walk from the historic Shaftesbury Abbey, Park Walk, and Gold Hill, made famous by the iconic 1970s Hovis Bread commercial. With stunning views over the Dorset countryside

Price Guide £300,000 Freehold

Council Tax Band: B

2 Love Lane

Shaftesbury, SP7 8BG



DESCRIPTION

Tucked away in a peaceful lane near Shaftesbury Hospital, this cosy cottage is perfectly located just a short walk through the kissing gate to the historic Shaftesbury Abbey, Park Walk, and Gold Hill, made famous by the iconic 1970s Hovis Bread commercial. With stunning views from the master bedroom over the Dorset countryside. It features a double bedroom with ensuite shower facilities, and a small single bedroom with its own ensuite, both with electric showers. The compact single bedroom leads off the kitchen and is ideal for a restful stay.

The cosy living room offers underfloor heating and a log burner, while the bright kitchen is fully equipped with an oven, hob, microwave, fridge, dishwasher, and washer/dryer.

OUTSIDE

The property has an allocated parking space and a cottage style south facing courtyard garden enclosed by fencing, ideal for al fresco dining.

LOCATION

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It 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 and at Gillingham, about 5 miles away, 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 distant.

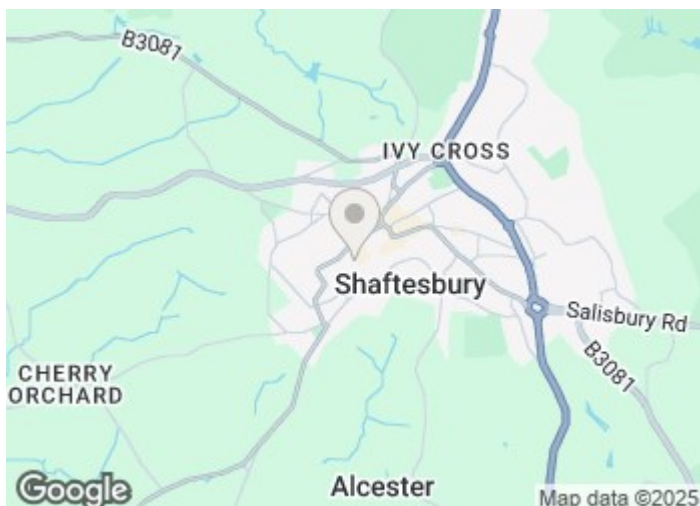
ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: TBC

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:

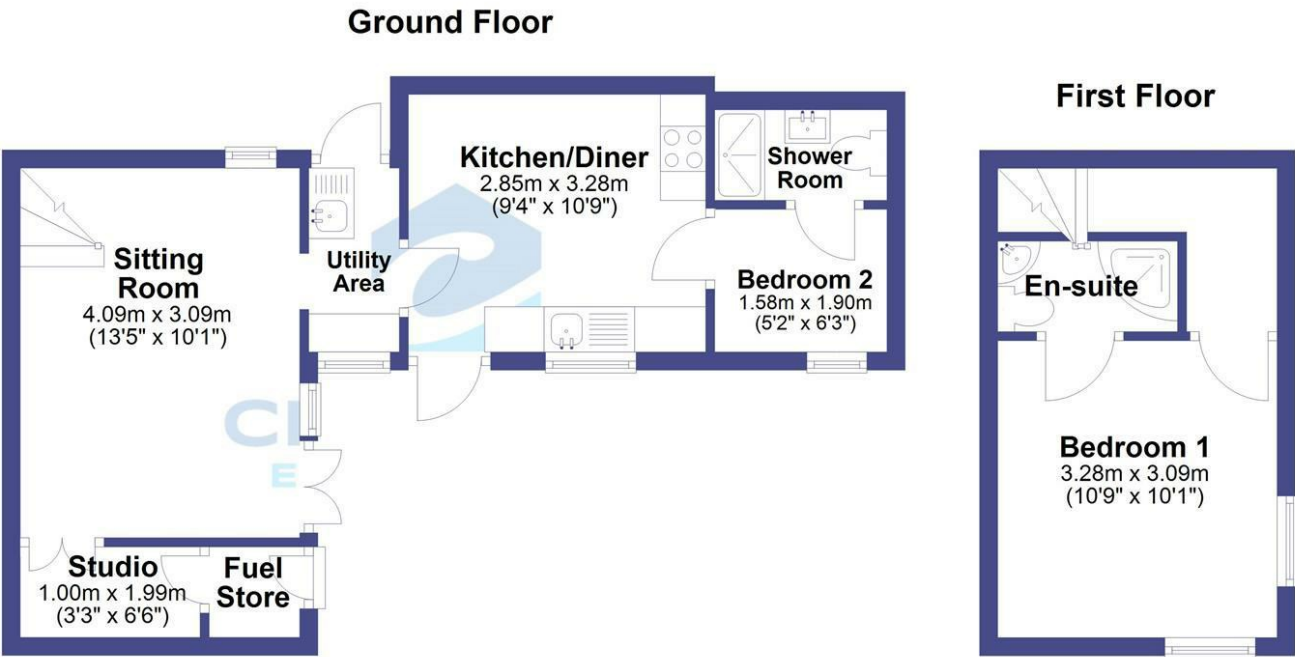


Directions

From our Gillingham office turn right onto High Street. Take the first exit at the roundabout onto B3081. At the next roundabout take the 3rd exit towards Shaftesbury. Turn right onto B3091/Bleke Street. Turn right to stay on the B3091/Bimport. Turn left onto Langfords Lane.



Floor Plan



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 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	14	38
England & Wales	EU Directive 2002/91/EC	