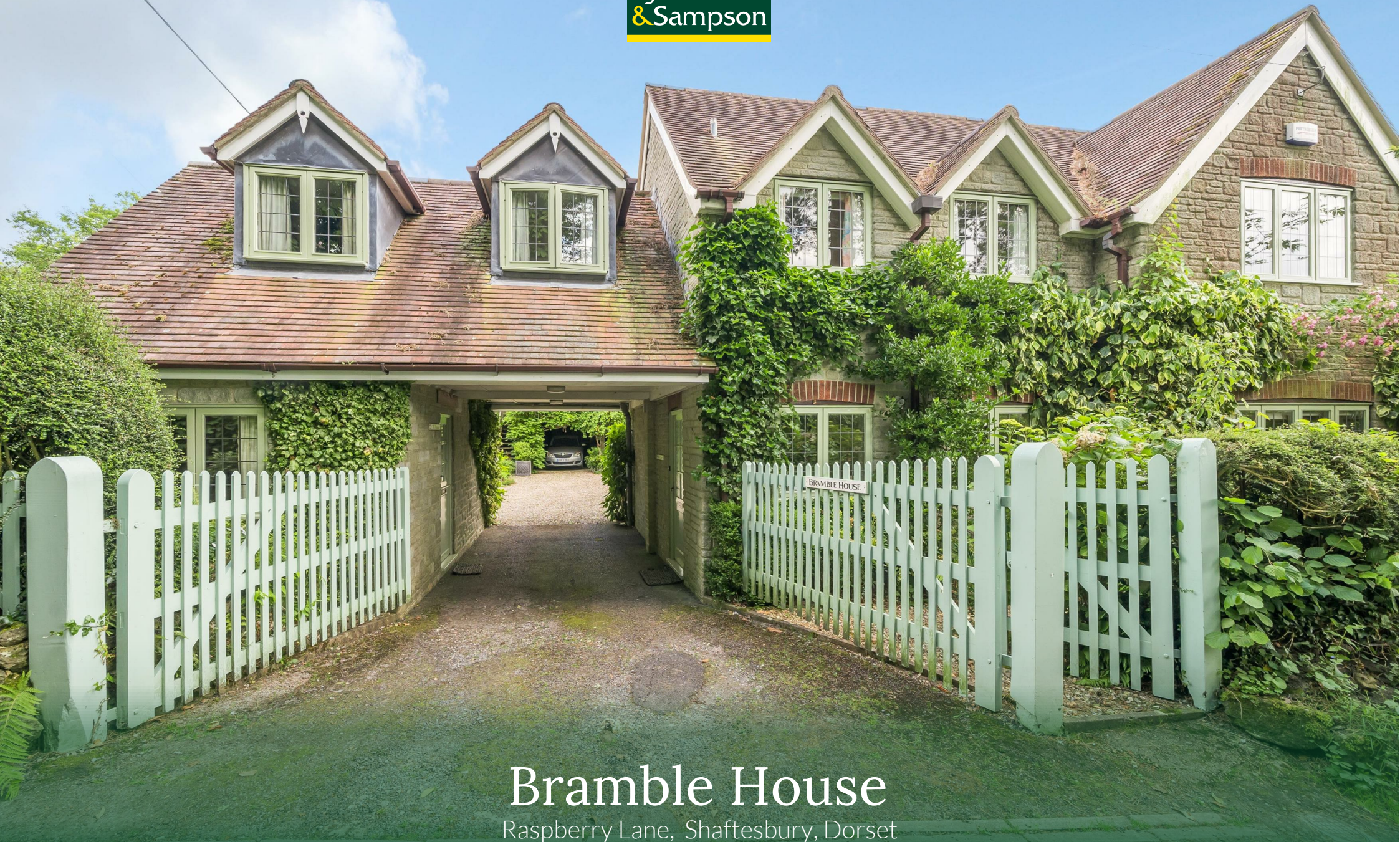


Symonds  
& Sampson



Bramble House  
Raspberry Lane, Shaftesbury, Dorset



# Bramble House

Raspberry Lane  
Shaftesbury  
Dorset SP7 8HN

A lovely, well presented house with delightful beautifully maintained gardens and separate annexe in a sought after area on the southern side of the town.



- 2740 sq. ft. house in sought after part of town
- Separate annexe offering income potential
- Elegant rooms with lovely proportions
  - 5 bedrooms, 4 bathrooms
  - Beautifully maintained gardens
  - Double carport with room above
  - No onward purchase

Guide Price £1,000,000

Freehold

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## THE DWELLING

Bramble House was built in the late 1970s and is found in the desirable St. James's area of Shaftesbury on Raspberry Lane. The house has well laid out accommodation with the principal reception rooms all having lovely proportions and being set off a good sized central hall. The sitting room has a wood burning stove in a stone fireplace with two sets of French doors to the garden and to the garden room. The dining room also has double doors to the garden room and an opening to the kitchen/breakfast room giving the house an excellent flow and making a great family or entertaining space. The kitchen/ breakfast room is a dual aspect room with a range of wall mounted and floor standing units, island unit with a warming drawer and under counter freezer, a good range of worksurfaces and Everhot electric oven with large hot plate, induction hob and two ovens. Wooden floors run from the hall through the dining room, kitchen/ breakfast room to the utility room.

On the first floor there are four bedrooms and a family bathroom, with two of the bedrooms having ensuite bath or shower rooms and large fitted wardrobes to three of the rooms.

The separate annexe has been recently let out so offers an excellent income earning opportunity or overflow accommodation for friends and family.

## ACCOMMODATION

See floor plan but in brief.

Main house:

Ground floor - Sitting room, Dining room, Kitchen/breakfast room, Study, Garden room, Utility room & Cloakroom.

First floor - Four bedrooms, three bath / shower rooms (two ensuite).

Annexe:

Ground floor - Kitchen / sitting room.

First floor - Bedroom, Shower room.







## OUTSIDE

The property is approached from the lane via a wooden five bar gate to a drive with parking for a number of cars. There is a substantial timber framed double carport with secure storage and an external staircase to the first floor. This is currently used as a workshop and for storage but also has potential to be used as a home office. The garden is meticulously maintained with a south facing lawn and a tremendous variety of plants, shrubs and trees. To the side of the house and accessed from the garden room is a private west facing terrace.



## SITUATION

Shaftesbury has an excellent range of shops and amenities including a delicatessen, cafes, pubs, restaurant, niche retailers, a boutique hotel, banks, two supermarkets, small hospital, library, health centre and an arts centre. The area has good communication links with the A303 and the nearby town of Gillingham offers a mainline railway station to London Waterloo and the Southwest. The area is renowned for its schools, both state and private and the town has primary schools and a good secondary school.

There are many walks and footpaths in and around the town and the countryside on the doorstep is fantastic with Melbury Beacon, Fontmell Down and Duncliffe Wood all nearby.

## DIRECTIONS

What3words:///harvest.twinge.linguists

## SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system. No gas to the annexe. Electric heating.





## MATERIAL INFORMATION

Broadband - Standard, superfast and ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by O2 Network)

(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: G

Annexe Council Tax Band: A





## Raspberry Lane, Shaftesbury

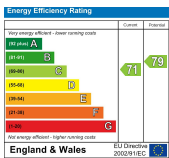
Approximate Area = 2346 sq ft / 217.9 sq m (excludes carport)

Annexe = 394 sq ft / 36.6 sq m

Outbuilding = 380 sq ft / 35.3 sq m

Total = 3120 sq ft / 289.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1139711

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