



12

Vale View, Shaftesbury, Dorset

12

Vale View Shaftesbury Dorset SP7 8TJ

An immaculate 'nearly new' detached house with 3 en suite bedrooms and smart kitchen / dining room with access straight to the garden.



- Fantastic 3 bedroom detached house
 - Well tended garden to the rear
 - Parking space for 2 plus a garage

Guide Price **£435,000**

Freehold

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THE DWELLING

12 Vale View is a smart, detached house on a well regarded development, some 5 years old. There is parquet flooring to the entrance hall and on into the kitchen. The sitting room has a feature fireplace, beautifully set within a wall of bookcases and a lovely bay window overlooking the front garden.

The kitchen is a bright room with French doors to the garden and two plate glass windows flooding the room with light. As well as a full range of wall and floor units, with appliances, and an island unit as further storage or as a breakfast bar, this southerly facing room is a wonderful eat in room with dining area for the family. The separate utility room is off from the kitchen, as too the guest cloakroom and integrated garage.

Upstairs there is an expansive landing with all three double bedrooms leading from it, all of which are self contained with en suite shower or bathrooms; the principal suite having a walk through dressing area.

ACCOMMODATION

See Floor Plan but in brief: A bright sitting room to the front, a sizable kitchen to the rear and garden and 3 en suite bedrooms on the first floor

SITUATION

Shaftesbury is known for its historic buildings and vibrant shops and amenities. Gold Hill is probably its most famous landmark but Shaftesbury has been established for centuries. A range of footpaths nearby give access to fabulous countryside, including the gardens of Wincombe Park and walks around the estate. 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.

DIRECTIONS

What3words: /// confined.hopping.stockpile

OUTSIDE

Approached from the road is parking for 2 cars adjacent to the manicured front garden. To the rear is a private garden with good patio area immediately from the French doors of the kitchen. The rear garden is mostly laid to lawn and has good entertaining areas dotted around.

SERVICES

Mains water, electricity, gas and drainage are connected to the property.
Mains gas central heating system.

MATERIAL INFORMATION

Standard, superfast, & ultrafast broadband is available.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
(Ofcom <https://www.ofcom.org.uk>)
Council Tax Band: E
Agents Notes: A residue to a 10 year NHBC warranty



Vale View, Shaftesbury

Approximate Area = 1288 sq ft / 119.6 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1468 sq ft / 136.3 sq m

For identification only - Not to scale

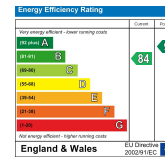


GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1353634



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