



**Castle Hill Close, Shaftesbury**

**Guide Price £325,000**

## Castle Hill Close, Shaftesbury, Dorset, SP7 8LQ

- No Forward Chain ·Three Bedroom Semi-Detached Home
- Popular Location Within Shaftesbury
- Driveway Parking & Garage
- Extended To The Rear OF The Home
- EPC: Awaited

### LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist.

There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Claysmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

### DESCRIPTION

Situated within the popular Enmore Green area of Shaftesbury, this three-bedroom semi-detached home is presented to the market with vacant possession.

Having been extended through the years the home currently comprises a sizeable sitting room to the front of the property with a large window to allow for plentiful natural light whilst additionally, a formal dining room also spans the full width of the house. The modern kitchen is located within the extension of the home and combines several floor and wall mounted storage cupboards, built in oven and hob units and further space for free-standing white goods. The sun room adjoins the property to the garage whilst overlooking the garden.

Upstairs features three bedrooms, two of which are of comfortable double proportion with the principal room benefiting from built in wardrobes. The family bathroom has been converted to a wet room for ease.





## OUTSIDE

**Front:** A driveway provides off-road parking before leading to the garage, complete with power and lighting.

**Rear:** Enclosed via wooden panel fencing, the garden is predominantly laid to lawn with a sizeable patio allowing room for an outdoor dining set.

A number of established flower borders and shrubbery adds colour.

## TENURE

Freehold.

## SERVICES

All mains services are connected.

## COUNCIL TAX

Dorset Council Tax Band C.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

01747 213106

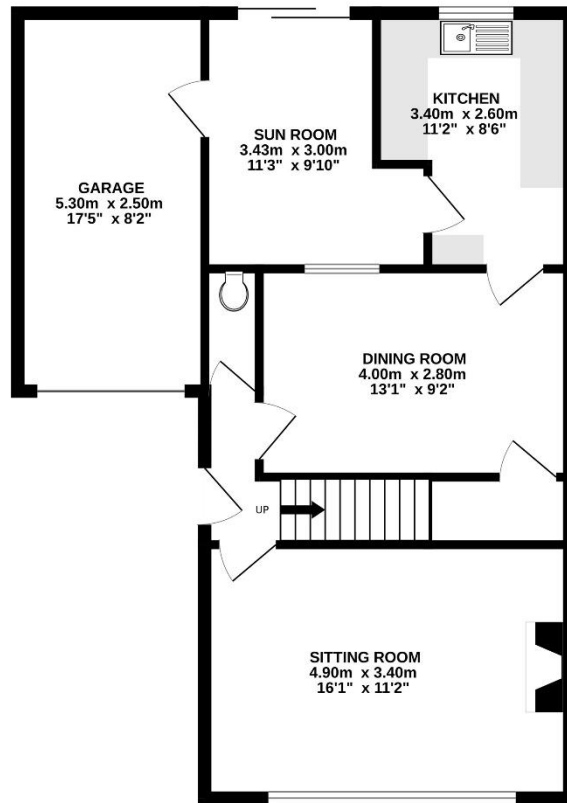
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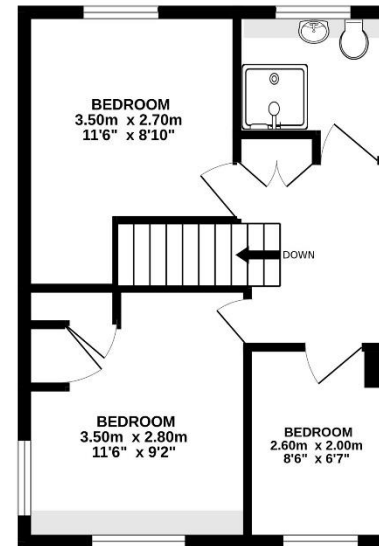




**GROUND FLOOR**  
63.8 sq.m. (687 sq.ft.) approx.



**1ST FLOOR**  
34.7 sq.m. (374 sq.ft.) approx.



**TOTAL FLOOR AREA : 98.5 sq.m. (1061 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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**11 January 2024**

