



St James Street, Shaftesbury

Guide Price £400,000

St. James Street, Shaftesbury, Dorset, SP7 8HE

- Grade II Listed Cottage Within Walking Distance To Shaftesbury Town Centre
- Sold With Vacant Possession
- Charming Period Features Throughout
- South Facing Rear Garden
- EPC: F

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, Clayesmore, Sandroyd, Bryanston, and St Mary's 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

A charming three-bedroom, Grade II listed cottage located on the ever-popular St James Street just a stones throw from Shaftesbury's thriving town centre.

Upon entering the home you are first met with a welcoming entrance hall that encompasses many characterful features before leading through to the main sitting room.



Here, the log burner is a delightful focal point of the room to create a sense of cosiness and warmth whilst the room itself takes in the views over the town park.

Located to the rear of the property is the kitchen breakfast room complete with multiple floor and wall mounted storage cupboards, built in appliances and further free-standing appliance space. Of further benefit is the conservatory that provides a number of possibilities.

Upstairs boasts three bedrooms of which two are of comfortable double proportion whilst the family bathroom features a statement rolltop bath. It is to the rear of the home that the stunning, far-reaching views can be enjoyed.





OUTSIDE

Enjoying a Southerly aspect, the rear garden combines a sizeable patio before leading to a lawned area bordered by wooden panel fencing and a well-kept hedgerow.

A free-standing shed offers additional storage.

COUNCIL TAX

Dorset Council Tax Band C.

TENURE

Freehold.

SERVICES

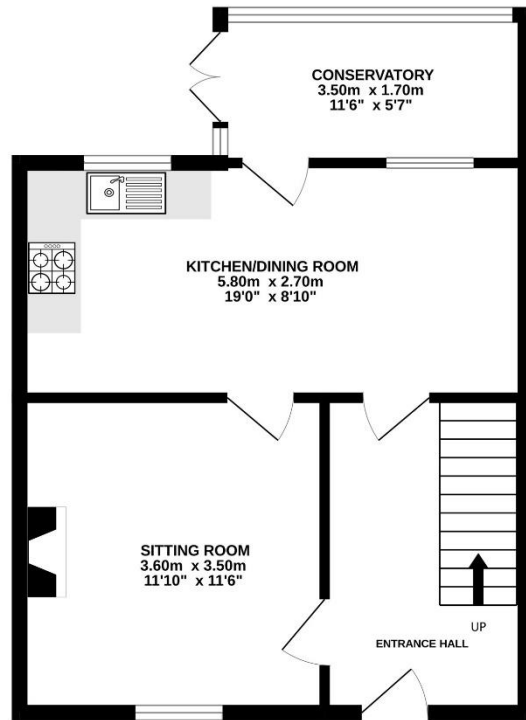
Mains water and drainage are connected.
The property is warmed via electric heating.

VIEWINGS

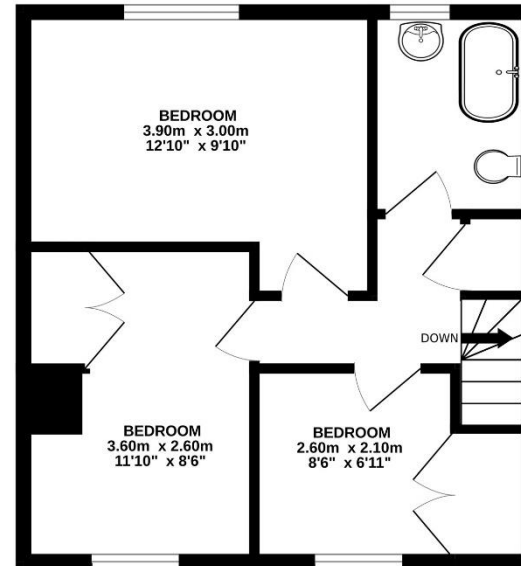
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GROUND FLOOR
42.2 sq.m. (454 sq.ft.) approx.



1ST FLOOR
36.3 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 78.5 sq.m. (845 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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