



The Rickyard, Shaftesbury

Guide Price £280,000

The Rickyard, Shaftesbury, Dorset, SP7 8FW

- No Onward Chain
- Well-Presented, Modern & Stylish Home
- Kitchen Breakfast Room Overlooking The Garden
- Principal Bedroom With Ensuite
- Southerly Facing Rear Garden
- Delightful Residential Setting Overlooking A Central Green
- Garage

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the steep cobbled street of Gold Hill, which remains a popular and historic attraction. The town's rich history reaches back to King Alfred, who founded a nunnery there in 888. Shaftesbury is a delightful, community-oriented town with an attractive and bustling high street. Everyday requirements are catered for by a farmers market, cafés and various retail shops; there is a veterinary practice and good cottage hospital. Shaftesbury is well connected by road to Gillingham, Salisbury, Sherborne, Warminster and Yeovil, as well as to the south coast. Its proximity to the A303 makes London accessible for the motorist. Railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) offer frequent, mainline services to London (Waterloo) and the west country.

The area's wide appeal to families is enhanced by the choice of excellent local state and independent schools, which include Shaftesbury, Port Regis, Sherborne, Gillingham and Bryanston. Shaftesbury offers tranquil, glorious countryside with miles of public footpaths and bridleways, and is nestled among a host of traditionally English villages to explore in Blackmore Vale, Cranborne Chase and Wiltshire Downs.

DESCRIPTION

Located within a quiet cul-de-sac overlooking a pleasant green, this three-bedroom home has been tastefully and stylishly enhanced to form a brilliant, modern home.



The accommodation comprises a front sitting room before leading through to a kitchen breakfast room that overlooks the rear garden and enjoys high levels of natural light due to the south facing aspect.

A cloakroom and storage cupboard complete the ground floor before the upstairs boasts two comfortable double bedrooms and a third single, currently utilised as a dressing room.

The principal bedroom is enhanced with an ensuite shower room and built in wardrobe whilst the family bathroom is a clean, modern three-piece suite to include a shower over bath unit.





OUTSIDE

Front: The property enjoys off road parking in front of the single garage which is located within a nearby block. The garage benefits from power, lighting and an up and over garage door.

Rear: Taking full advantage of the Southerly facing aspect, the rear garden has been improved by the current owners to now include a decked area set against a lawn and patio space.

For convenience, there is a rear gate leading to the garage.

TENURE

Freehold.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Dorset Council Tax Band D.

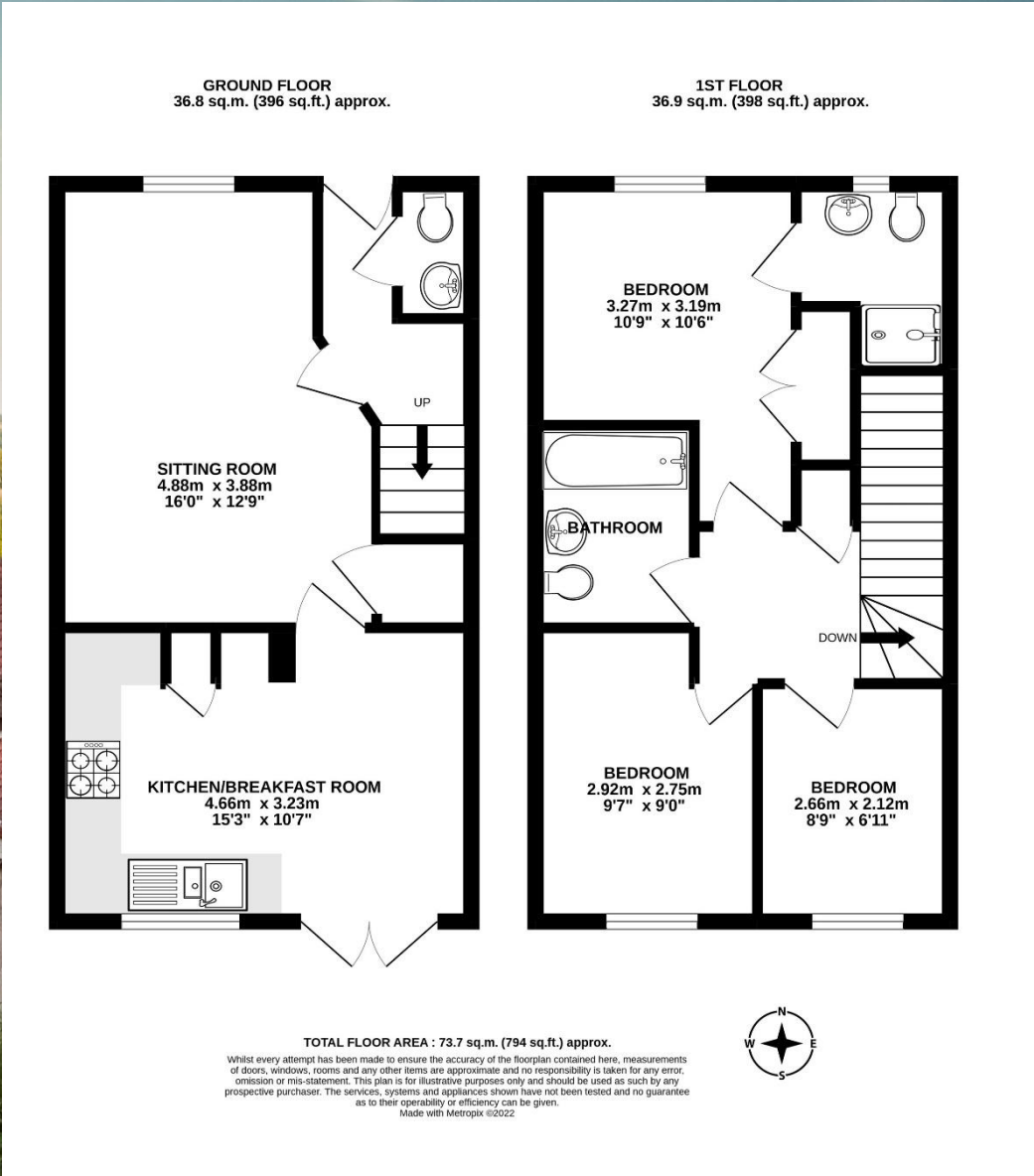
VIEWINGS

Strictly by appointment, only with Boatwrights.

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Important Notice
These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations.
All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.
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