



Layton Lane, Shaftesbury

£385,000

## Layton Lane, Shaftesbury, Dorset SP7 8EY

- Excellently Appointed Throughout
- Enviably Positioned Close To The Town Centre
- Intelligently Laid Out Over Two Floors
- Sitting Room & Separate Dining Room
- Modern Fitted Kitchen
- En-Suite Shower Room & Modern Family Bathroom
- Beautiful Tiered Rear Garden
- Stunning Countryside Views
- EPC: TBC

### 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 farmers' market, cafés, charity shops, various retail shops, veterinary practice 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 miles of peaceful public footpaths and bridleways.



### TENURE

Freehold.

### SERVICES

All mains services are connected.

### LOCAL AUTHORITY

Dorset Council, Band D.





## DESCRIPTION

This neatly presented semi-detached cottage style home, is excellently appointed throughout as well as being perfectly located within in an enviable position close to the town centre and iconic Gold Hill.

Internally, the property has been intelligently laid out over two floors and comprises an entrance hall, sitting room, dining room, modern fitted kitchen, downstairs WC, three bedrooms including two doubles with an en-suite shower room to the principal bedroom as well as a modern family bathroom.

## OUTSIDE

Externally, the beautiful rear garden of a tiered nature providing a raised space to sit out to enjoy the stunning countryside views in the summer evenings.

The garden is predominantly laid to lawn and patio with beautiful flower beds stocked with seasonal plants and shrubs.

To the front, on street parking is available.

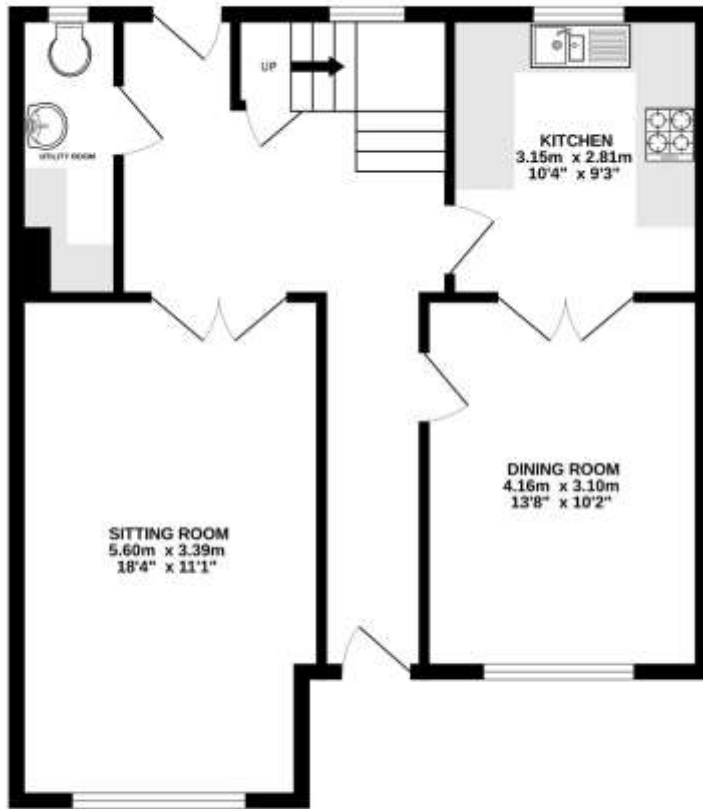
## VIEWINGS

Strictly by appointment, only with Boatwrights.  
01747 213106 [www.boatwrights.co.uk](http://www.boatwrights.co.uk)

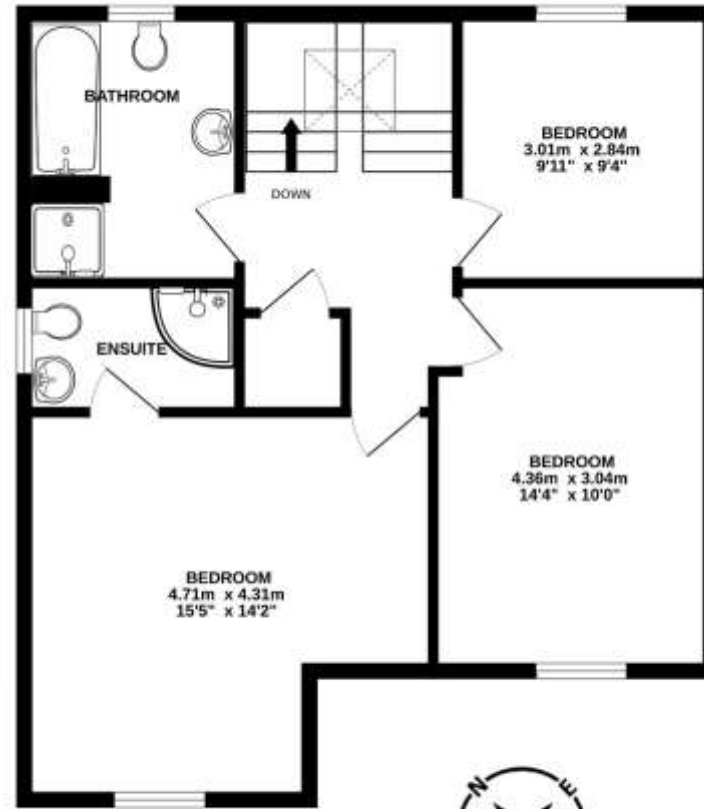




**GROUND FLOOR**  
60.0 sq.m. (646 sq.ft.) approx.



**1ST FLOOR**  
60.1 sq.m. (646 sq.ft.) approx.



**TOTAL FLOOR AREA : 120.1 sq.m. (1292 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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05 May 2023