



Fairlane, Shaftesbury

Offers In Excess Of £410,000

Fairlane, Shaftesbury, Dorset, SP7 8RT

- Immaculately Presented Detached Home
- Recently Refurbished Throughout
- Four Good Sized Bedrooms
- Open Plan Kitchen/Dining Room
- Off Road Parking with a Single Garage
- Enclosed Rear Garden
- Close to Town Centre & Amenities
- EPC: C

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 very well presented four bedroom detached home situated close to the town centre and local amenities in Shaftesbury.

The property has been recently refurbished throughout to include new kitchen and bathroom, windows and boiler.



The property is entered into the hallway which has a door into the sitting room on the left, which is an inviting room with a window overlooking the front garden. At the rear of the house is the open plan kitchen/dining room. The modern kitchen is well equipped with fitted appliances including a fridge/freezer, dishwasher, and a double oven & gas hob. French doors open into the enclosed and private rear garden. Also on the ground floor is a cloakroom, and a door opening into the garage which houses the boiler and has plumbing for two washing machines.

Upstairs, there are four good sized bedrooms, two of which are double bedrooms, and three of the bedrooms benefit from fitted wardrobes. There is also the bathroom which is a modern suite comprising a panelled bath, WC and hand wash basin.





OUTSIDE

To the front of the property is a small front garden which is gravelled with a flower bed, and a side path leading to the front door and a side gate to the rear garden. At the front is also the driveway which leads to the garage.

The rear garden is mainly laid to lawn with a gravelled area, a greenhouse and a shed. The garden is enclosed by fencing and is a private space, with trees behind the garden.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

TENURE

Freehold.

SERVICES

Mains services are connected.

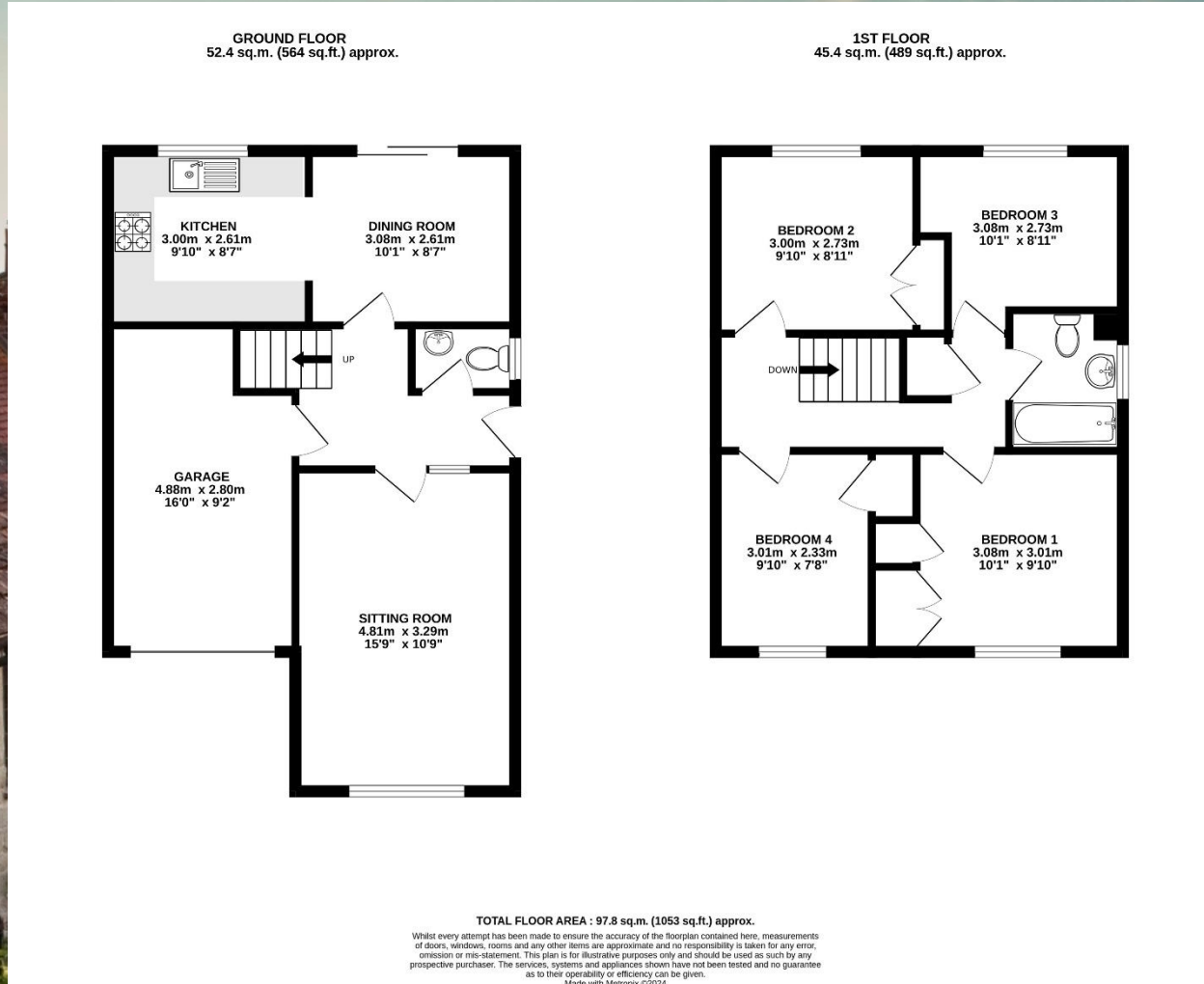
COUNCIL TAX

Dorset Council Tax Band D.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.
01747 213106 www.boatwrights.co.uk





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.

18 April 2024