



St. James Street, Shaftesbury

Asking Price: £400,000



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

- Grade II Listed Cottage
- No Forward Chain
- Tastefully Styled & Detailed Throughout
- Two Double Bedrooms With Separate Bathrooms
- Delightful Rear Garden With Sun Terrace
- EPC: Exempt

### 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.

### DESCRIPTION

Enriched with an abundance of characterful features throughout, this attractive thatched cottage stands proudly within walking distance to Shaftesbury Town centre, the town park and the iconic Gold Hill.

### THE PROPERTY

This truly quintessential English home comprises a painted stone facade set under a thatch roof with immaculately presented accommodation set over three storeys.



The ground floor offers a front sitting room, dining room with an impressive Inglenook fireplace, exposed beams and flagstone flooring before steps lead to the kitchen breakfast room. An array of modern kitchen appliances are complimented by a range of storage cupboards whilst the vaulted ceiling and continuation of exposed woodwork continues the heritage of the home.

Further steps then lead to a garden room with French Doors leading onto the patio to make for an ideal indoor, outdoor entertaining space whilst a utility room and cloakroom also feature from the garden room. The first floor boasts the larger of the two bedrooms conveniently positioned with access to an ensuite bathroom whilst the second of the double bedrooms is located on the second floor.

Again, the room is serviced by an ensuite bathroom whilst also taking in pretty views across the garden and surrounding town park.







## OUTSIDE

The rear garden first consists of a stone patio set against an attractive retaining wall before steps lead to the lawn of which is bordered by well stocked beds and shrubbery before a further leading to a decked area positioned under a pergola to enjoy the evening sun.

Completing the garden is a useful brick-built store.

## SERVICES

All mains services are connected.

## TENURE

Freehold.

## COUNCIL TAX

Dorset Council Tax Band D.

## VIEWINGS

Strictly by appointment, only with Boatwrights Estate Agents.

01747 213106

[sales@boatwrights.co.uk](mailto:sales@boatwrights.co.uk)

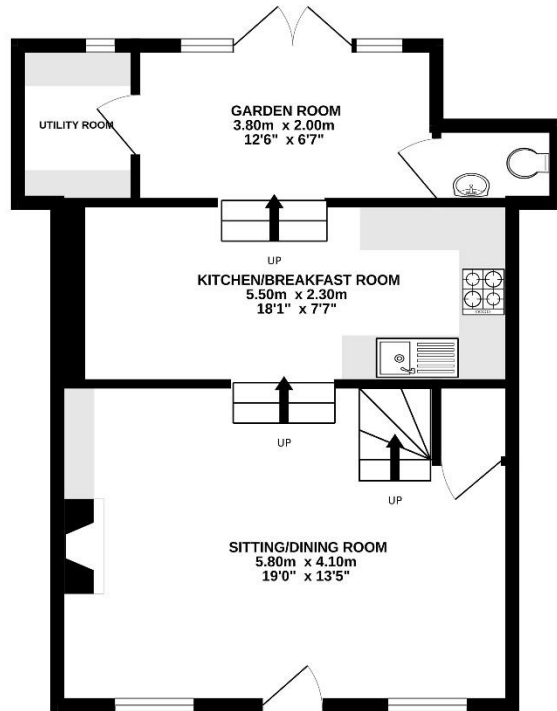
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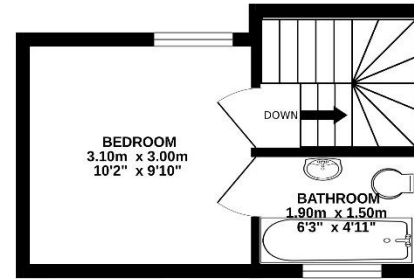




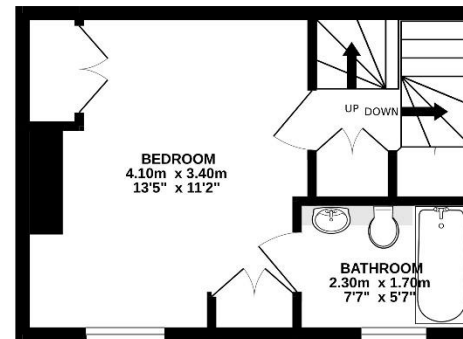
**GROUND FLOOR**  
48.1 sq.m. (517 sq.ft.) approx.



**2ND FLOOR**  
15.8 sq.m. (170 sq.ft.) approx.



**1ST FLOOR**  
23.1 sq.m. (249 sq.ft.) approx.



**TOTAL FLOOR AREA : 87.0 sq.m. (936 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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09 July 2024