



Magdalene Lane, Shaftesbury

Offers Over: £599,995

## Magdalene Lane, Shaftesbury, Dorset, SP7 8BH

- Exceptional Victorian Villa Located Close To Shaftesbury Town Centre
- Extended Living Accommodation ·Immaculate Presentation Throughout
- Garden Studio ·No Forward Chain ·EPC: C

### 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.

### DESCRIPTION

A rare opportunity to purchase a fine example of a Victorian town house located close to Shaftesbury Town Centre, that has been extended in a contemporary and attractive fashion.

### THE PROPERTY

The accommodation comprises a hallway adorned with original decorative tiling before leading through to the open plan living areas that have been altered over the years to now feature a front sitting room, dining area and most



impressive kitchen that stands within a stylish timber clad extension with sizeable skylight and bi-folding doors onto the patio.

The first floor has also been extended in the same fashion to incorporate a four-piece family bathroom including a walk-in shower, his and hers sinks and separate deep set bath.

Two of the four bedrooms are located on the first floor with the modern sash windows bringing plentiful natural light into the rooms whilst the decorate fireplace in the front bedroom makes for a delightful feature.

The pleasant and neutral décor continues to the second floor where two further bedrooms are locating including the principal room that takes benefit from an ensuite shower room and delightful views across the town's rooftops.





## OUTSIDE

**Front:** Enclosed via wrought iron fencing with a gravelled garden and path leading to the property. Of great benefit is the enclosed and lockable side passage giving access into the rear of the garden.

**Rear:** Enjoying a South Westerly aspect, the rear garden is a true delight with a well-kept lawn bordered by established flower beds and hedgerow. The elevated patio makes for a wonderful seating and entertaining area whilst located at the bottom of the garden is a useful garden studio that has been fully insulated with power, lighting and internet connection.

## TENURE

Freehold.

## COUNCIL TAX

Dorset Council Tax Band D.

## SERVICES

All mains services connected.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

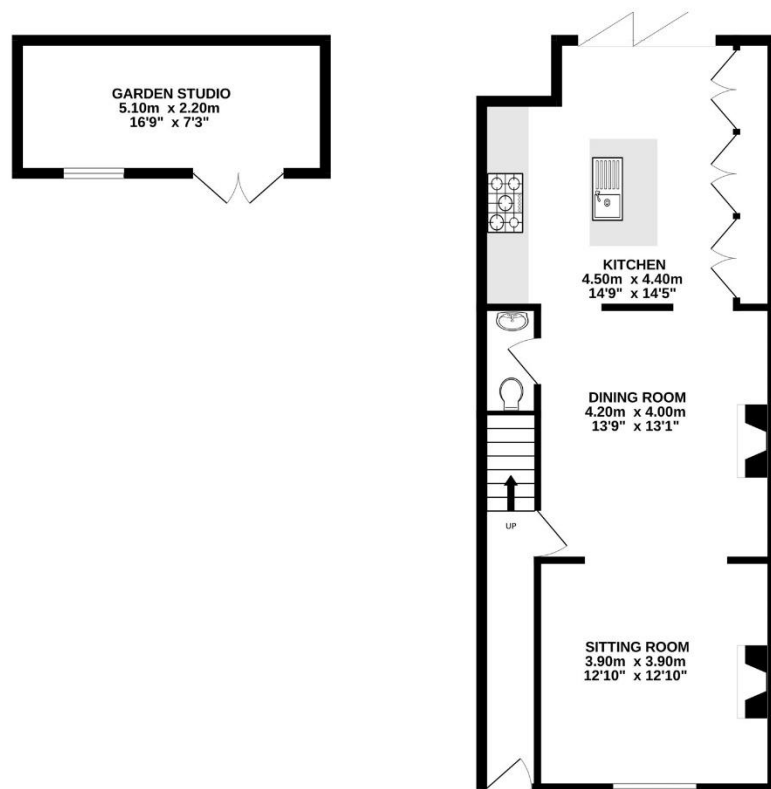
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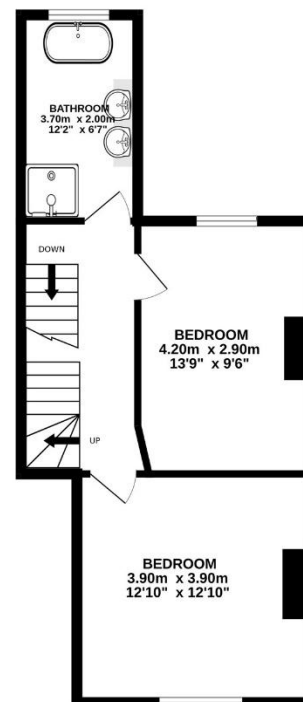
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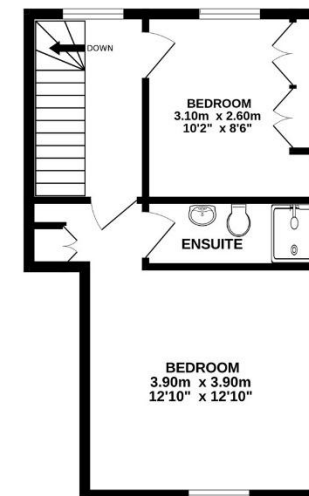
**GROUND FLOOR**  
68.8 sq.m. (740 sq.ft.) approx.



**1ST FLOOR**  
40.8 sq.m. (439 sq.ft.) approx.



**2ND FLOOR**  
35.1 sq.m. (378 sq.ft.) approx.



**TOTAL FLOOR AREA : 144.7 sq.m. (1557 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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#### 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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