



Denham Drive, Guys Marsh

Asking Price: £185,000



Denham Drive, Guys Marsh, Shaftesbury, Dorset, SP7 0AJ

- Non-Standard Construction – Available To Cash Purchasers Only
- No Forward Chain
- Two Double Bedrooms & A Further Single Bedroom
- Large Corner Plot
- Ample Off-Road Parking
- Garden Store
- EPC: Awaited

### 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 spacious three bedroom home formed of non-standard construction that is being offered to the market with no forward chain.



### THE PROPERTY

Presented in a great order throughout, the accommodation comprises a useful entrance hall that first leads to the main sitting room for the home whilst the kitchen breakfast room is located at the rear of the property to overlook the garden.

The kitchen itself is a well-thought-out room with an array of work surfaces, storage options and appliance spaces set against an attractive Metro tile and neutral décor. Completing the ground floor is the family bathroom and a sizeable storage cupboard.

Upstairs boasts two very generously sized double bedrooms and a further single room as well as an additional WC.







## OUTSIDE

**Front:** Having been laid in block pavior, the front of the home provides off-road parking for multiple vehicles.

**Rear:** The rear garden is a fantastic size and enjoys a south westerly aspect.

A garden store provides essential storage space whilst immediately accessed from the property is a patio before then leading to a lawn, bordered with mature shrubbery and potted plants.

An additional seating area and children's play frame also feature.

## SERVICES

All mains services are connected.

## TENURE

Freehold.

## COUNCIL TAX

Dorset Council Tax Band: A

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

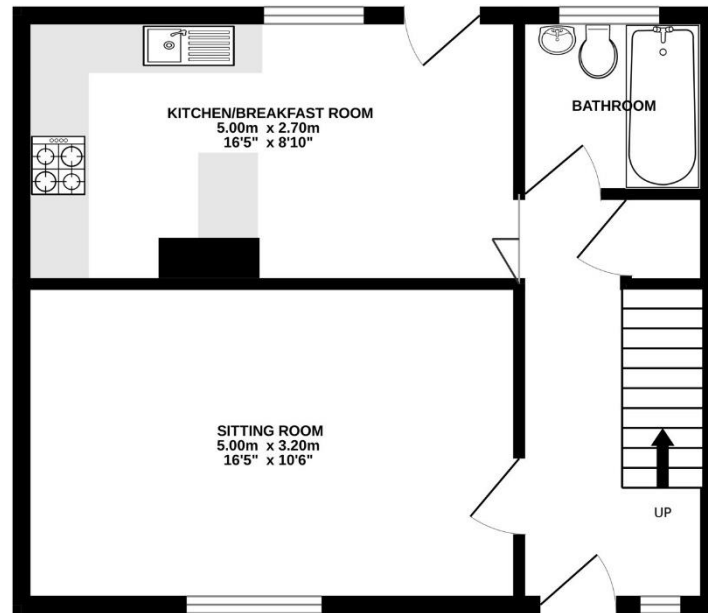
01747 213106

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

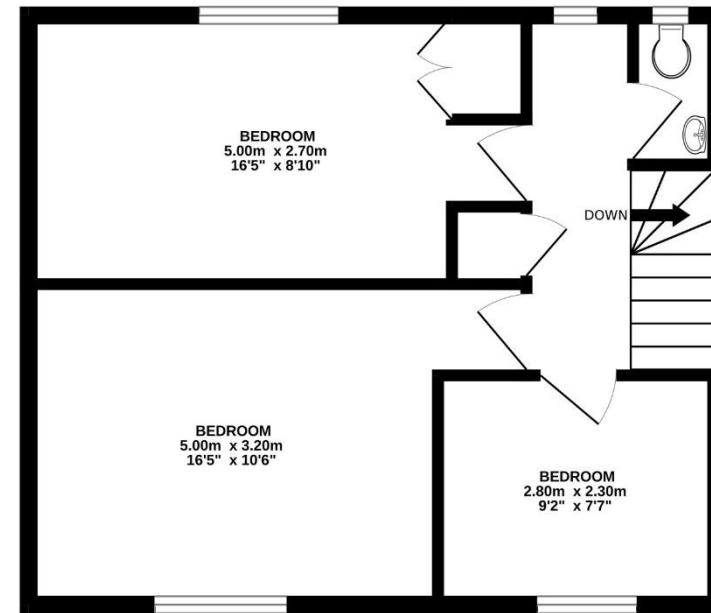
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**GROUND FLOOR**  
40.4 sq.m. (435 sq.ft.) approx.



**1ST FLOOR**  
40.8 sq.m. (440 sq.ft.) approx.



**TOTAL FLOOR AREA : 81.3 sq.m. (875 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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