



Well Lane, Shaftesbury

Asking Price: £335,000



## Well Lane, Shaftesbury, Dorset, SP7 8LP

- Charming & Characterful Cottage
- Open Plan Kitchen Breakfast Room
- Cosy Sitting Room With Log Burner
- Tastefully Refurbished Throughout
- Popular Residential Location
- EPC: C

### LOCATION

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. 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.

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.

### THE PROPERTY

A charmingly beautiful, two-bedroom cottage located within the ever-popular Enmore Green area of Shaftesbury.

Having been sympathetically refurbished throughout, the accommodation comprises a useful entrance porch that opens into a spacious hallway with ample room for storage. The main sitting room is positioned towards the front of the home and features an enticing exposed brick fireplace, wooden panelling and decorative coving helping to create a cosy and characterful room. The open plan kitchen breakfast room is located to the rear of the property with windows and doors leading to the garden allowing for plentiful natural light. The kitchen itself has been upgraded to a modern suite with deep blue storage cupboards contrasting against the wooden work surface, built-in &

further free-standing appliances and central breakfast bar. A vertical hung radiator adds further warmth and style whilst the breakfast area offers ample room for a dining set.

Wooden crafted stairs lead to the first floor where an initial landing seating area has been created before leading to the two double bedrooms, both of which features built-in wardrobes. A stunning, four-piece bathroom has also been recently refitted to create a wonderful family bathroom suitable for all.







## OUTSIDE

Externally the cottage boasts a well-maintained and landscaped rear garden with a sizeable patio, lawn and additional flower borders.

A useful free-standing shed provides additional storage for the home.

## TENURE

Freehold.

## LOCAL AUTHORITY

Dorset Council Tax Band C.

## SERVICES

All mains services are connected.

## VIEWINGS

Strictly by appointment, only with Boatwrights Estate Agents.

01747 213106

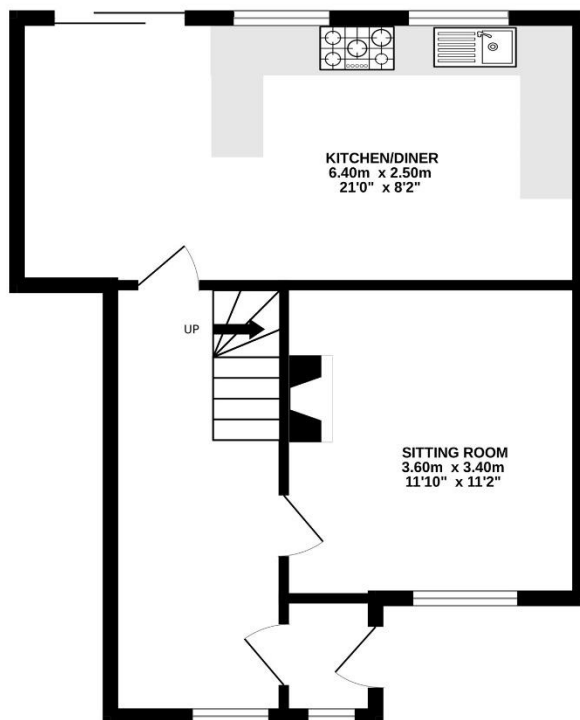
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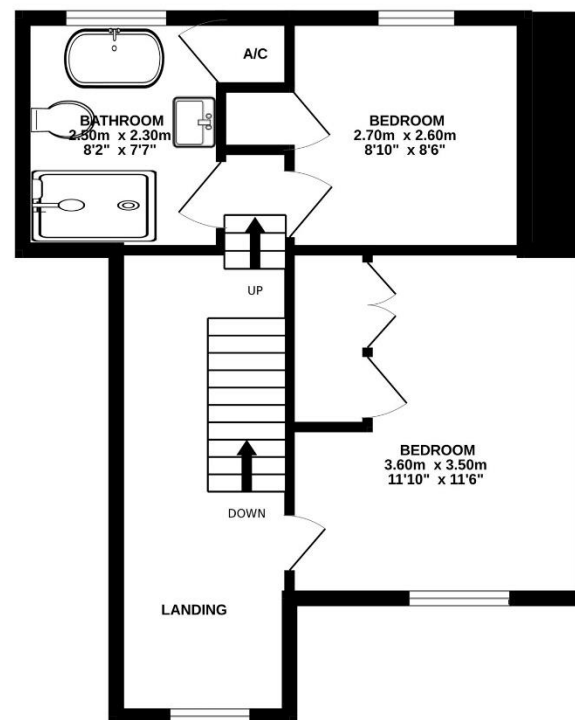




**GROUND FLOOR**  
43.2 sq.m. (465 sq.ft.) approx.



**1ST FLOOR**  
40.0 sq.m. (430 sq.ft.) approx.



**TOTAL FLOOR AREA : 83.2 sq.m. (895 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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