



Snowdrop Wynde, Shaftesbury

Asking Price: £260,000



## Snowdrop Wynde, Shaftesbury, Dorset, SP7 8GX

- **Located Within A Prime Residential Cul-De-Sac**
- **Perfect First Purchase**
- **Modern Fixtures & Fittings Throughout**
- **En Suite To Main Bedroom**
- **Allocated Parking For Two Vehicles**
- **Attractive, Private, Enclosed Rear Garden**
- **EPC: B**

### 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. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston 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 miles of peaceful public footpaths and bridleways.

### THE PROPERTY

A well-appointed three-bedroom home with parking, located within a quiet position overlooking paddocks.



The ground floor accommodation comprises a welcoming entrance hall with access to a useful cloakroom before leading through to the main sitting room.

Here, there is ample room for all typical living furniture whilst the kitchen diner is located to the rear of the home to overlook the garden.

Upstairs boasts three bedrooms including the principal room that benefits from a modern, ensuite shower room. The bathroom completes the property and is formed of a shower over bath unit.







## OUTSIDE

**Front:** Two allocated parking spaces provide parking for the home whilst a side gate allows access into the rear garden.

**Rear:** A patio is immediately accessed from the property itself, big enough for an outdoor dining set whilst the remainder of the garden is laid to lawn with shrubbery.

Wooden panel fencing encloses the garden with paddocks and a field surrounding the property.

## TENURE

Freehold.

## SERVICES

All main services are connected.

## LOCAL AUTHORITY

Dorset Council Tax Band C.

## VIEWINGS

Strictly by appointment, only with Boatwrights Estate Agents.

01747 213106

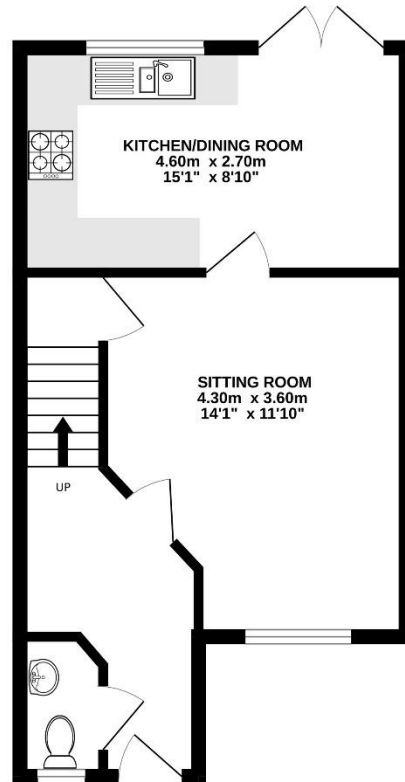
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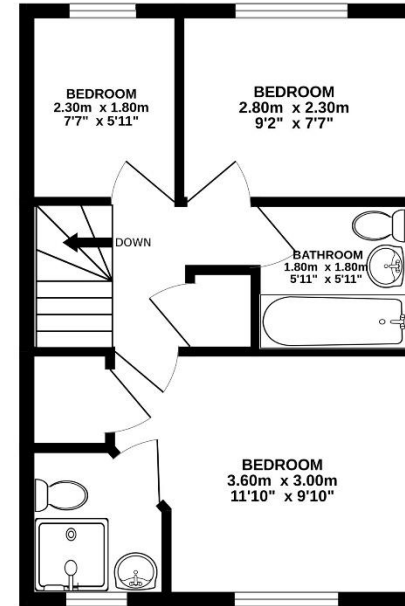




**GROUND FLOOR**  
36.4 sq.m. (392 sq.ft.) approx.



**1ST FLOOR**  
32.8 sq.m. (353 sq.ft.) approx.



**TOTAL FLOOR AREA : 69.3 sq.m. (746 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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