



Littledown, Shaftesbury

£595,000

Littledown, Shaftesbury, Dorset, SP7 9HD

- A Substantial Home Offering Over 3000 Sq. Ft. Of Flexible Accommodation
- Five Bedrooms •Close Proximity To Town Amenities •Attractive Gardens
- Conservatory •Double Garage & Office Space
- Ample Off Road Parking
- EPC: C

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

Laburnum Grove, is a substantial home that offers an exceptional amount of flexible accommodation arranged over two floors. From the parking area at the front of the house is an entrance porch and hall, kitchen/dining room, utility room, sitting room, conservatory, TV room/office downstairs shower room, five bedrooms and a further bathroom

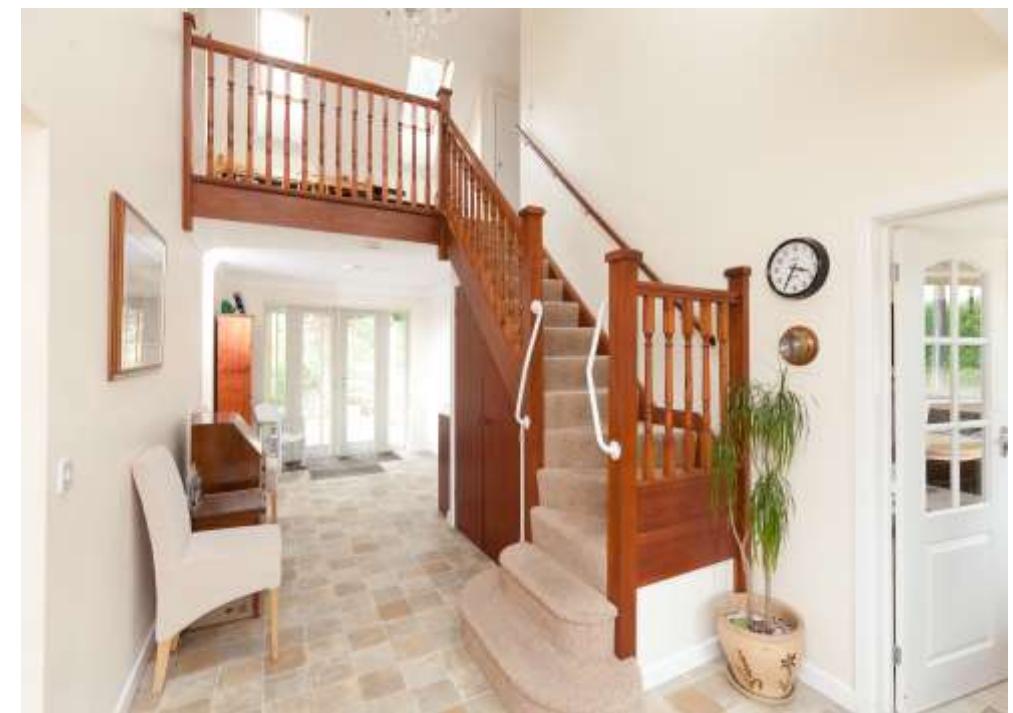


TENURE

Freehold.

LOCAL AUTHORITY

Dorset Council, Band F.





OUTSIDE

At the front of the property through the 5 bar wooden gate is an excellent amount of off road parking. In addition is the double garage which benefits from power, lighting, water supply and a space above that has been converted into an office/hobby room.

The gardens wrap around the property and provide an attractive and well maintained outside space. With an extensive patio at the rear, meandering gravel pathways, raised vegetable beds as well as established lawns and vibrant planting beds to the front, the gardens are an brilliant part of this stunning house that can be enjoyed throughout the seasons.

SERVICES

All mains services are connected. In addition are highly efficient and economic Solar Panels that benefit from the feed-in tariff so reduce all electricity cost, not just water heating

VIEWINGS

Strictly by appointment, only with Boatwrights. Please do get in touch to ask us about our 'Safe Viewings Guidelines'
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GROUND FLOOR
185.6 sq.m. (1998 sq.ft.) approx.



1ST FLOOR
121.7 sq.m. (1310 sq.ft.) approx.



TOTAL FLOOR AREA: 307.3 sq.m. (3308 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measured area, measurements of floors, bedrooms, rooms and any other room are approximate and no responsibility is taken for any error, omission or inaccuracy which may occur. These plans are for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their reliability or efficiency. No scale can be given.
Made with floorplans 3.0.0.02

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.

13 July 2020