



Hawkesdene, Shaftesbury

Guide Price £575,000

Hawkesdene, Shaftesbury, Dorset, SP7 8NT

- Chalet Style Residence Offering Over 2000 Sq. Ft. Of Flexible Accommodation
- Three Spacious Reception Rooms & Additional Office Space
- Four First Floor Double Bedrooms With En Suite To Master
- Attractive Private Gardens ·Ample Off Road Parking & Integral Double Garage
- Impressive Kitchen / Breakfast Room
- Private Location Within Close Proximity To Town Amenities
- EPC: D

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 practise 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.

DESCRIPTION

Ladymede is an impressive, well laid out and immaculately presented chalet style detached home located at the end of a no through road within touching distance of Shaftesbury's town centre.

The accommodation offers flexible level spaces as well as being finished to a high standard throughout. Internally, the property offers an entrance hall, sitting room, office/study, family room, dining room, kitchen/breakfast room, utility, downstairs cloakroom, an integral double garage as well as four double bedrooms with an en suite to the master and a further bathroom.





OUTSIDE

The property is approached via a five-bar timber gate that leads to the gravelled parking area.

To the side is an excellently sized decking area that is ideal for dining alfresco and entertaining.

The private gardens are mainly laid to lawn and wrap around three sides of the property which are all bordered with a mixture of mature hedging and fencing. A well established and productive, raised vegetable bed is present as well as a storage shed and secure pathway leading to Lower Blandford Road.

TENURE

Freehold.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Dorset Council.

VIEWINGS

Strictly by appointment, only with Boatwrights. Please do get in touch to ask us about our 'Safe Viewings Guidelines'

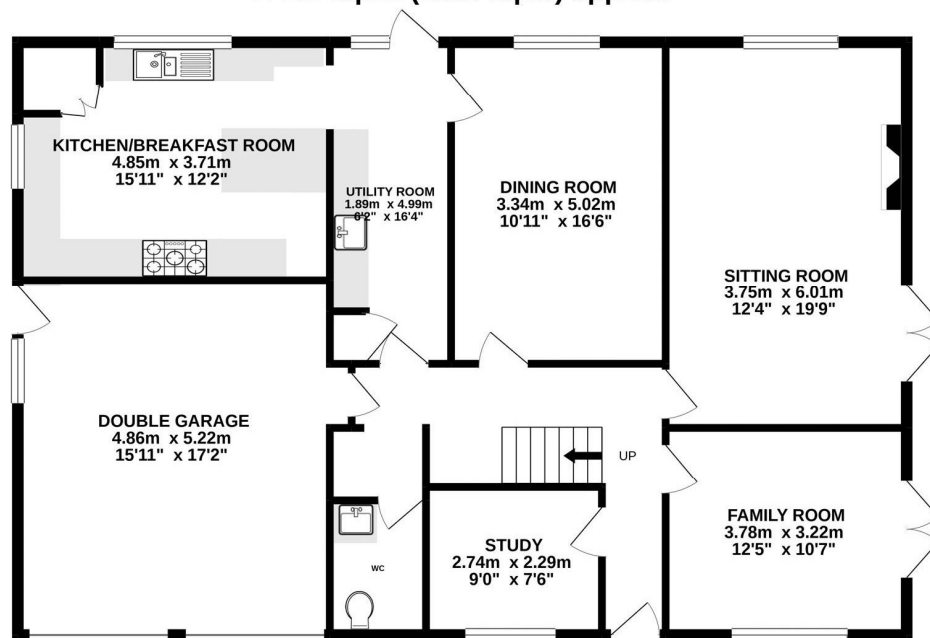
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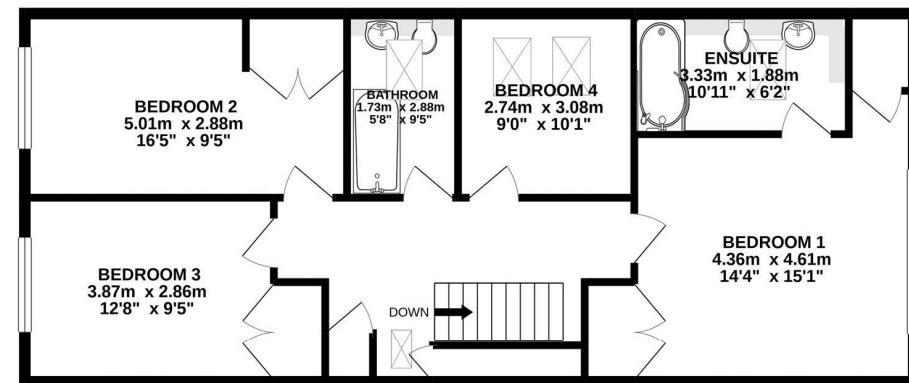




GROUND FLOOR
127.2 sq.m. (1369 sq.ft.) approx.



1ST FLOOR
79.3 sq.m. (854 sq.ft.) approx.



TOTAL FLOOR AREA : 206.5 sq.m. (2223 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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Boatwrights Estate Agents Ltd Registered in England No. 09514957
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email sales@boatwrights.co.uk