



Hardy Lodge, Coppice Street, Shaftesbury

Guide Price: £225,000



## Hardy Lodge, Coppice Street, Shaftesbury, Dorset, SP7 8GY

•Popular Hardy Lodge Development Offering Independent Living •No Forward Chain  
•Immaculately Presented Throughout Including New Carpets •Dual Aspect Sitting Room  
•Well-Equipped Kitchen •Private Patio Garden •On Site Parking & Further Communal Gardens •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 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.

### HARDY LODGE

Hardy Lodge, located in the town centre of Shaftesbury is a recently constructed, highly regarded, attractive development of 42 retirement apartments.

The development, named after the novelist and poet Thomas Hardy who was born in the county of Dorset is managed by the award-winning Millstream Management Services, working closely with Churchill Retirement Living to maintain the highest standards of maintenance and service for every lodge and owner.

Hardy Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55. Each Apartment is completely self-contained with its own front door, providing you with privacy and peace and quiet when you want it. When you fancy some company, you'll find the Owners' Lounge a popular and relaxed place to meet other residents.



### TENURE

Leasehold.

### COUNCIL TAX

Dorset Council Tax Band B.

### SERVICES

All mains services are connected.







## THE PROPERTY

Nestled in an exclusive retirement complex in the heart of Shaftesbury, this one-bedroom property offers the perfect blend of comfort & convenience whilst the thriving communal lounge brings a wonderful sense of community for all residents. Upon entering, you're greeted by a generous hallway with plentiful storage before leading to the main living areas.

Dual aspect windows and doors to the sitting room allow for natural light to fill the space with the French Doors leading to a private patio space that could be used as an alternative entrance to the property if desired. The well-appointed kitchen is efficiently designed with an array of modern appliances and ample storage, set against an attractive Metro tile backsplash whilst the theme of well-proportioned rooms continues to the bedroom which also features ample wardrobe space.

Lastly, the property boasts a meticulously maintained bathroom, complete with a shower over bath unit and accessible bath lift, ensuring both comfort and safety.

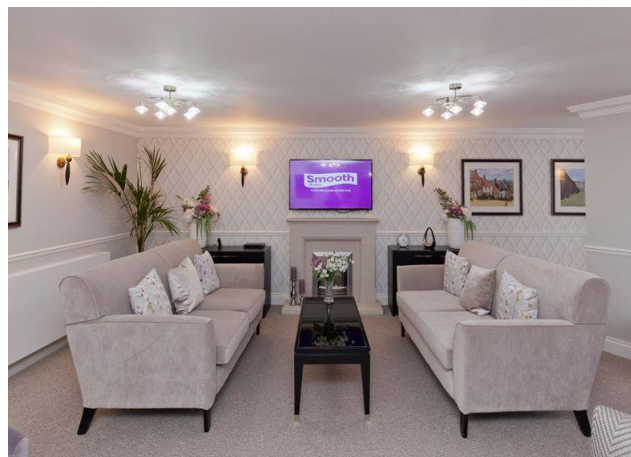
## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

01747 213106

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

[www.boatwrights.co.uk](http://www.boatwrights.co.uk)







#### 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.

22 March 2024

Boatwrights Estate Agents Ltd Registered in England No. 09514957  
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk  
12 High Street, Shaftesbury, Dorset SP7 8JG Tel 01747 213106 Email sales@boatwrights.co.uk