





66 Linden Park, Shaftesbury, Dorset, SP7 8RN

What 3 Words: ///other.pinging.stared



Key Features

- No Onnward Chain
- Extended Four Bedroom Home
- Corner Plot Overlooking A Green
- Popular Residential Area Of Linden Park
- Driveway Parking & Garage

Tenure: Freehold | **EPC Rating:** Awaited | **Council Tax Band:** E |

Services: All mains services are connected.

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. The town is delightfully community orientated with an attractive and bustling High Street that provides most everyday requirements including a farmers' market, cafés, charity shops, various retail shops including antique 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 and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

Overview

An extended, four-bedroom detached home located within the ever-popular Linden Park area of Shaftesbury, being sold with no forward chain. The house occupies a corner plot and overlooks pleasant green.

Inside the Home

The ground floor comprises a useful entrance hall before leading into the front sitting room, with an open archway accessing into the extended dining room. Adjacent to this is the kitchen, which has also been extended, whilst a separate utility room and cloakroom feature, as well as access into the integral garage.

Upstairs there are four well-proportioned bedrooms, including the principal room with an ensuite shower room and built in wardrobes. The family bathroom completes the property.

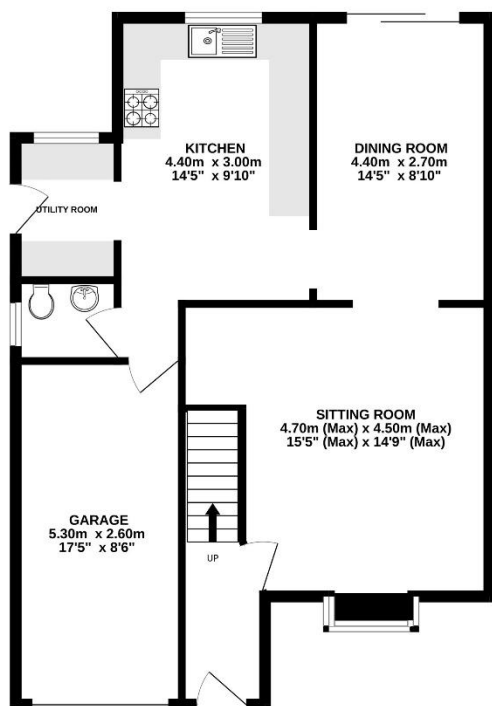
Outside Space

Front: Private driveway parking for multiple vehicles before leading to a single garage. An established hedgerow and lawn also feature to add colour and privacy.

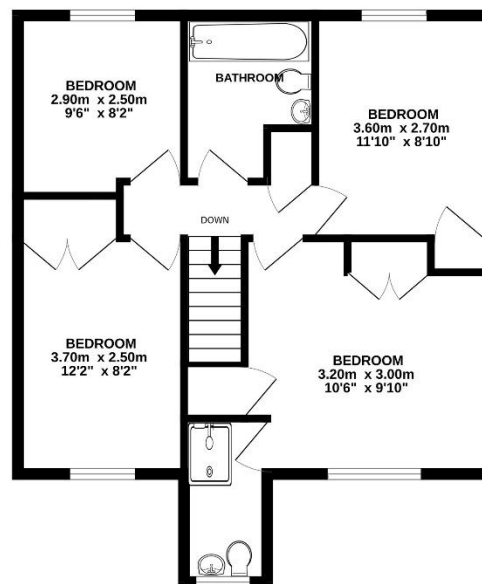
Rear: The established rear garden is predominantly laid to lawn, with an extended patio giving space for an alfresco dining set. Positioned to the rear of the garden is a further seating area.

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GROUND FLOOR
68.5 sq.m. (737 sq.ft.) approx.



1ST FLOOR
53.6 sq.m. (577 sq.ft.) approx.



TOTAL FLOOR AREA : 122.0 sq.m. (1314 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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