



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.



Bell Street  
Shaftesbury

Asking Price  
£625,000

Unexpectedly re available\*\*\*A charming and substantial Grade II listed semi-detached cottage, ideally positioned in the heart of Shaftesbury town centre and offering a rare combination of generous accommodation, period character and an unusually large, enclosed garden together with parking.

The property has been a much-loved home for approximately 18 years and has been thoughtfully improved during this time, most notably with the addition of a stunning kitchen/breakfast room, the creation of a useful study and the modernisation of the utility room.

Retaining a wealth of original features typical of its era, including character fireplaces, exposed timbers and traditional detailing, the cottage provides three reception rooms, four bedrooms and two bathrooms arranged over three floors.

Despite its central position, the property enjoys a good degree of privacy and a garden that is significantly larger than expected for a town centre home, making this a particularly appealing opportunity for families or those seeking space and character within easy reach of amenities. Vendors need to find an onward purchase.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk



## The Property

### Accommodation

#### Inside

The property is approached from Bell Street and opens into a welcoming entrance hall, from which the ground floor accommodation flows. There are three well-proportioned reception rooms providing excellent flexibility for everyday living, entertaining or working from home. The sitting room enjoys a pleasant outlook and features an attractive fireplace, creating a cosy focal point, while the additional reception rooms may be arranged as a dining room, snug or study to suit individual needs.

To the rear of the property is the impressive kitchen/breakfast room, added by the current owners and designed in a traditional cottage style. Fitted with shaker-style units and wooden worktops, the kitchen is both practical and full of character, complemented by two ceiling lanterns that flood the space with

natural light. There is ample room for a table, making it a sociable heart of the home, and the layout works particularly well for family life and entertaining. A separate utility room provides additional storage and space for appliances, keeping the main kitchen area clutter-free. A ground floor utility room with a w/c and Belfast sink add further convenience.

On the upper floors, the accommodation continues with four bedrooms, all of which enjoy the charm and proportions expected of a period property. The main bedroom is a particularly attractive room, while the remaining bedrooms offer flexibility for family members, guests or home working. A family shower room serves the upper floors, providing practical facilities for a larger household.

#### Outside

One of the standout features of the property is the garden. Extending to a size that is rarely found in a town centre location, the garden is

mature, enclosed and offers a high degree of privacy. Laid mainly to lawn with established planting, shrubs and trees, it provides plenty of space for outdoor dining, gardening, children's play or simply relaxing. There are also useful storage options within the garden, adding to its practicality. In addition, the property benefits from parking, a particularly valuable asset in this central location.

#### Important Information

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: Awaiting Assessment  
Heating: Gas Central Heating  
Drainage: Mains Drainage  
Windows: Mixture of UPVC and Timber  
Listed Status: Grade II Listed

#### Location

What3words - remember.reworked.morphing

Post Code - SP7 8AE

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.