





20 Well Lane, Shaftesbury, Dorset, SP7 8LW

What 3 Words: ///bombshell.voted.royal



Key Features

- No Forward Chain
- Extended, Three-Bedroom Cottage
- Most Impressive Kitchen Family Room
- Desirable Enmore Green Area Of Shaftesbury
- Driveway Parking, Outbuildings & Store

Tenure: Freehold | EPC Rating: D | Council Tax Band: C |

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. 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.

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 attractive and characterful, stone built, three-bedroom home that combines period features with generous, versatile accommodation, a spacious garden and excellent off-road parking. No forward chain.

Inside the Home

Having been extended in numerous forms, the house now comprises a welcoming sitting room, complete with attractive log burner, before leading through to a most impressive open plan kitchen/entertaining space. A wealth of characterful features combine with modern day appliances for convenience, whilst dual aspect windows and an additional sky light allows for plentiful natural light throughout. The ground floor also provides a utility room and separate cloakroom, as well as access into the garden and subsequent garden room.

The character and charm of the property continues to the first floor whereby two double bedrooms, one with a charming brick fireplace, are serviced by the family bathroom and completing the home is an inviting principal bedroom located on the second floor, together with an array of built-in wardrobes, a delightful Juliet balcony and tasteful ensuite shower room.

Outside Space

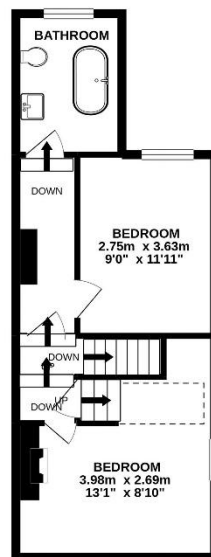
Front: Driveway parking leads to a single garage, of which has been converted to provide two store rooms.

Rear: Spanning over an impressive 170ft, the rear garden is a true blank canvas to the home and offers a multitude of options to suit the preferred usage. Initially, two-tiered seating areas overlook the lawn, together with established hedgerows and a variety of fruit trees beyond. In addition and located at the far rear of the garden is a store, complete with new roof, as well as a chicken coop and the option for several vegetable or herbaceous growing planters.

GROUND FLOOR
74.3 sq.m. (800 sq.ft.) approx.



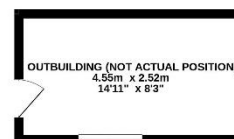
1ST FLOOR
37.0 sq.m. (398 sq.ft.) approx.



2ND FLOOR
22.7 sq.m. (245 sq.ft.) approx.



OUTBUILDINGS
11.4 sq.m. (123 sq.ft.) approx.



TOTAL FLOOR AREA : 145.5 sq.m. (1567 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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