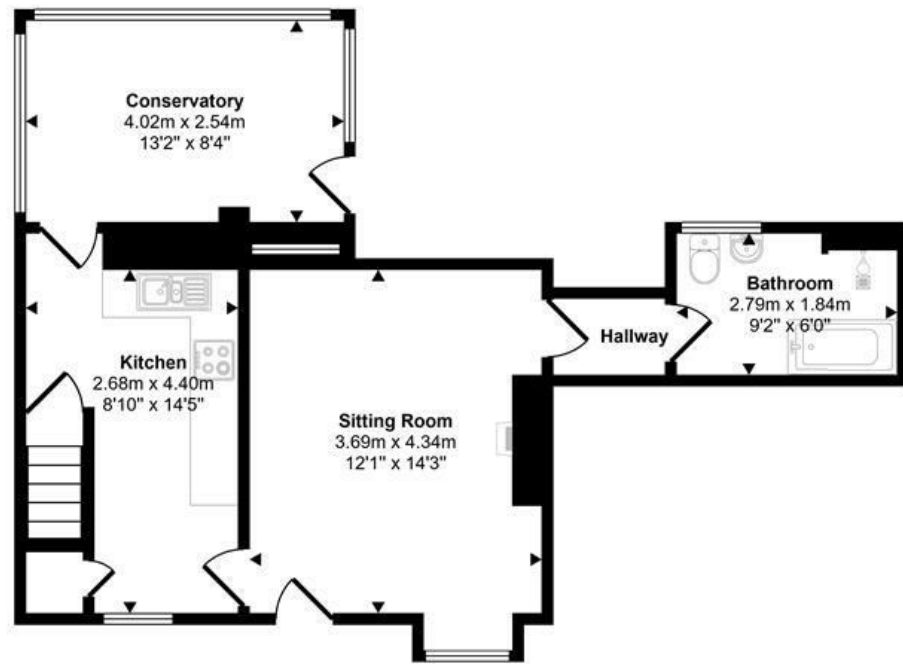
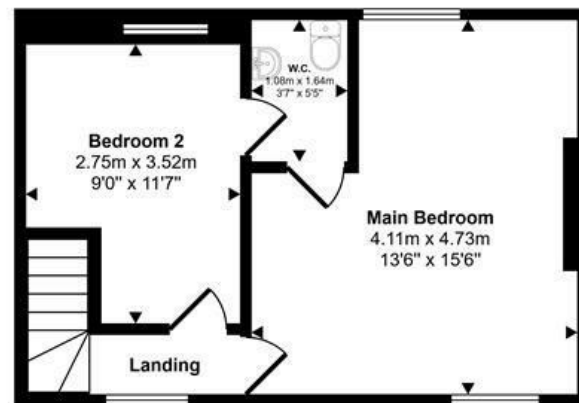




Approx Gross Internal Area  
81 sq m / 877 sq ft



Ground Floor  
Approx 48 sq m / 520 sq ft



First Floor  
Approx 33 sq m / 357 sq ft

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 Made Snappy 360.



## Tout Hill Shaftesbury

Offers In Excess Of  
£300,000

A charming and characterful two bedroom period cottage, offering well-balanced living space and a delightful south facing courtyard garden, situated within the desirable Enmore Green area of Shaftesbury and within easy walking distance of the town centre and its range of amenities.

The property blends period charm with modern comfort, enjoying features such as exposed beams and a gas stove style fire, creating a warm and inviting atmosphere throughout. In recent years, the property has been thoughtfully improved by the current owners, including the addition of a stylish kitchen fitted in a contemporary country style, enhancing both practicality and overall appeal. A bright conservatory overlooks the rear garden and provides a versatile space for dining or relaxing, with doors opening directly outside, allowing for an easy flow between indoor and outdoor living.

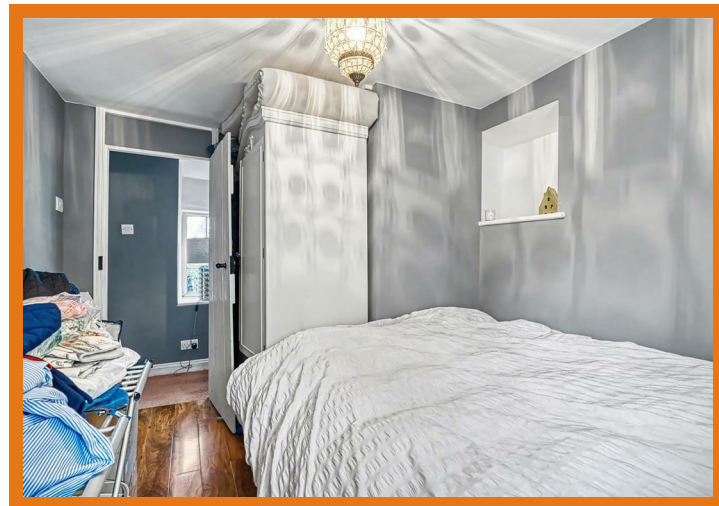
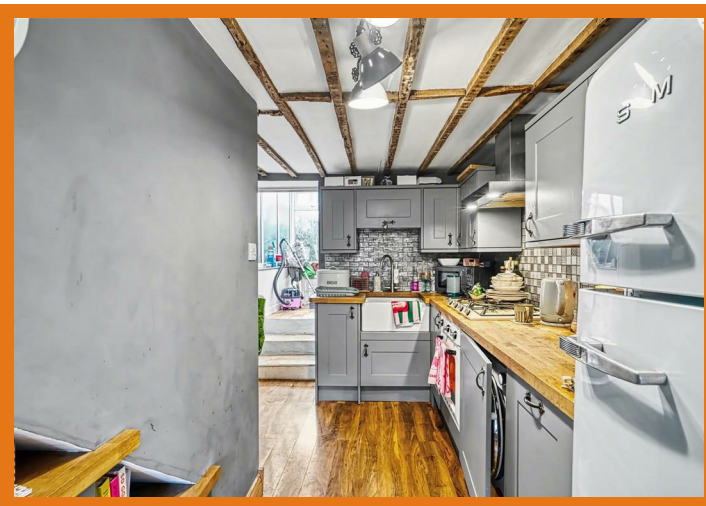
The property also benefits from a pretty and private south facing courtyard garden, designed for ease of maintenance with a combination of paved and planted areas, along with a pergola and wildlife pond. This peaceful outdoor space offers an ideal setting for relaxing or entertaining during the warmer months. In addition, there is the advantage of an allocated off-road parking space located to the rear of the property.

This lovely home offers a wonderful balance of character and comfort, making it an ideal choice for a variety of buyers, whether as a first home, investment or a charming town residence. A viewing is essential to fully appreciate both the property itself and its convenient and sought after location.

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| Energy Efficiency Rating                    |              | Current | Potential |
|---|--------------|---------|-----------|
| Very energy efficient - lower running costs |              |         |           |
| (92 plus) A                                 |              |         |           |
| (81-91) B                                   |              |         |           |
| (69-80) C                                   |              |         |           |
| (55-68) D                                   |              |         |           |
| (39-54) E                                   |              |         |           |
| (21-38) F                                   |              |         |           |
| (1-20) G                                    |              |         |           |
| Not energy efficient - higher running costs |              |         |           |
| England & Wales                             | EU Directive | 81      | 57        |



## Accommodation

### Inside

#### Ground Floor

The front door opens into a comfortable sitting room, which provides a warm and inviting reception space with a window to the front aspect and a feature fireplace fitted with a gas stove, creating an attractive focal point. From the sitting room, there is access to the kitchen, which has been updated by the current owners in a contemporary country style. The kitchen is fitted with a range of shaker style units with wooden work surfaces, offering a good amount of storage and preparation space, along with integrated appliances and space for further white goods, making it both practical and stylish for everyday use. Leading from the kitchen is a bright conservatory enjoying an outlook over the rear garden. This versatile space is ideal for dining or relaxing and benefits from doors opening directly onto the garden, creating a seamless connection between inside and outside living. Also on the ground floor is a useful lobby area with built-in storage, leading to the bathroom, which is fitted with a modern suite including a bath, separate walk-in shower, wash hand basin with vanity storage and WC.

### First Floor

Stairs rise from the kitchen to the first floor landing, where there are two generously sized double bedrooms. The principal bedroom is particularly spacious and benefits from plenty of natural light, while the second bedroom enjoys an outlook over the rear garden. There is also the added convenience of a separate WC serving the first floor.

### Outside

#### Gardens

To the rear of the property there is a charming south facing courtyard style garden, enjoying a good degree of privacy and a sunny aspect throughout the day. The garden has been thoughtfully arranged for ease of maintenance, with a combination of paved and gravel areas complemented by well-established planting. A pergola provides an attractive seating area, ideal for relaxing or entertaining, whilst a wildlife pond adds to the natural appeal and tranquil feel of the space. This delightful outdoor area offers a perfect setting to enjoy the warmer months in a peaceful and private environment.

#### Parking

In addition, the property benefits from an allocated off-road parking space located to

the rear, which is accessed via a gate from the garden, providing both convenience and practicality.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band B  
uPVC Double Glazed Windows  
Gas Fired Central Heating  
Mains Drainage  
Freehold

### Location and Directions

Shaftesbury is a delightful Saxon hilltop market town with a rich history dating back over 1,000 years. Renowned for the iconic cobbled street of Gold Hill and its stunning views over Thomas Hardy's Blackmore Vale, the town offers a wonderful blend of heritage, community and countryside. The property is located in the desirable Enmore Green area on the northern side of Shaftesbury, within easy walking distance of the town centre and its range of independent shops, cafés, restaurants and everyday amenities. The town also benefits from a supermarket, cottage hospital and schooling for various ages. The surrounding countryside provides many scenic walking routes.

Postcode – SP7 8LX  
What3words - ///jingles.tune.tilts

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.