



**Connells**

Ethelgiva St. Johns Hill  
Shaftesbury



## Property Description

A Rare Edwardian Home with Exceptional Views, Stunning Gardens & Development Potential - First Time to Market in 45 Years! Perched elegantly in Shaftesbury with sweeping views across the Blackmore Vale, this distinguished Edwardian residence offers a rare opportunity to acquire a home of remarkable charm, scale and versatility. Coming to the market for the first time in 45 years, the property sits within a beautifully landscaped 0.38 acre plot, combining characterful architecture with extensive accommodation and exciting potential for future enhancement (STP).

## Generous Living Spaces

Rich in Edwardian character, the home features tall ceilings, large sash windows and a wonderful flow of natural light. Many original features remain intact, including exposed floorboards and elegant fireplaces, giving the property a warm and timeless appeal.

The ground floor offers three spacious reception rooms, each with its own distinctive personality. The dual aspect sitting room features a gas fire and bespoke cabinetry, while the bay fronted second reception room frames the far reaching countryside views. A third reception room provides additional flexibility-ideal for a study, snug or reinstating annexe potential.

The well appointed kitchen includes a double oven, induction and gas hob and a Belfast sink, flowing into a practical utility room and a modern shower room.

Upstairs, four bedrooms include a wonderfully bright principal suite with a walk through dressing room and an en suite bathroom. From here, elevated views stretch across the rooftops towards Melbury Hill.



## Gardens

### Exceptional Gardens Across a 0.38 Acre Plot

The gardens are a standout feature and have been carefully landscaped over the last 45 years to make full use of its unique situation.

The main lower garden offers a substantial level lawn, bordered by large flower and shrub beds and sheltered by mature trees-a tranquil and picturesque space ideal for families, gardening enthusiasts or simply enjoying the outdoors. This area also features a timber sauna and wood store, enhancing the sense of calm and retreat.

Further up the garden, the terraced levels provide additional zones for relaxation and productivity. Here you will find raised vegetable beds, areas of ornamental planting, a large wildlife garden with pond and a delightful seating terrace surrounded by subtropical planting, including banana palms, other exotic palms and a variety of vibrant species that thrive in this sunny position.

An orchard area adds further appeal, offering the charm of traditional fruit trees and seasonal colour.

A dedicated BBQ terrace sits conveniently close to the house, providing the perfect spot for entertaining while looking out across the stunning landscape.

## Parking And Storage

### Extensive Parking & Storage

A sweeping brick paved driveway provides parking for multiple vehicles and leads to a divided garage. Beneath the house, a network of storage rooms presents exceptional practicality, including space for equipment, tools and a hidden wine cellar.

## Space To Expand

An expansive loft offers exciting potential for future development (STP), whether for an additional bedroom suites, studio or workspace.

## Position

### A Prime Position in Shaftesbury

Located just moments from Shaftesbury's vibrant High Street, the home enjoys the perfect blend of convenience and scenic surroundings. Independent shops, cafés, restaurants and essential amenities are all close by, with excellent schooling, countryside walks and strong transport links-including Gillingham's mainline station-within easy reach.

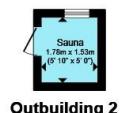
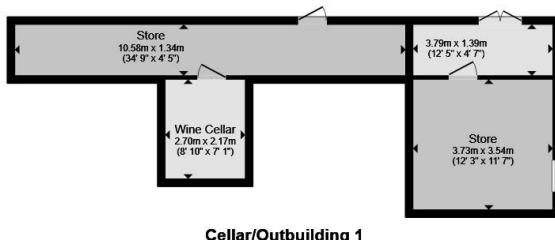
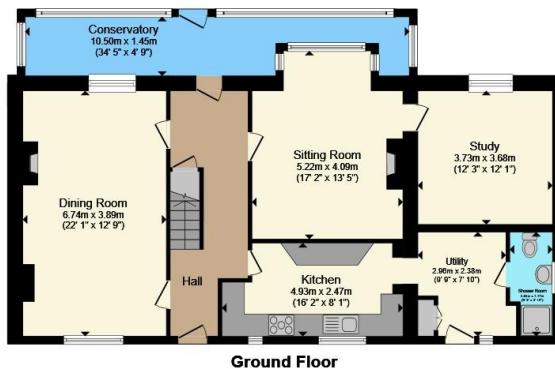
## Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies









Total floor area 242.0 m<sup>2</sup> (2,605 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: E    Council Tax  
Band: F

Tenure: Freehold

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