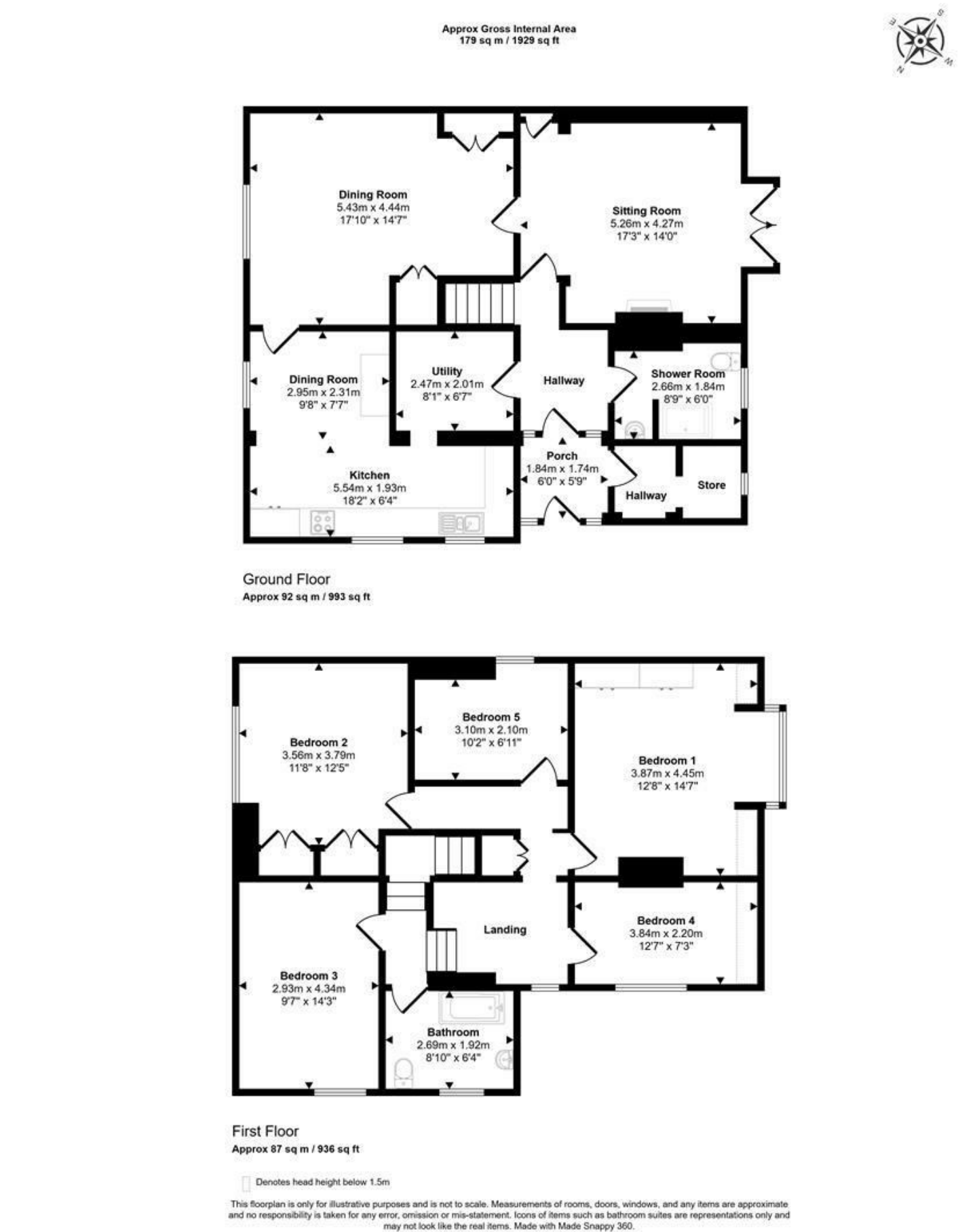
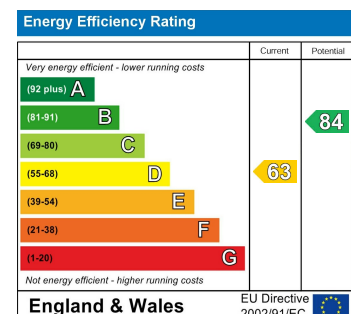




Restways
High Street
Gillingham
Dorset
SP8 4AA

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



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Ivy Cross
Shaftesbury

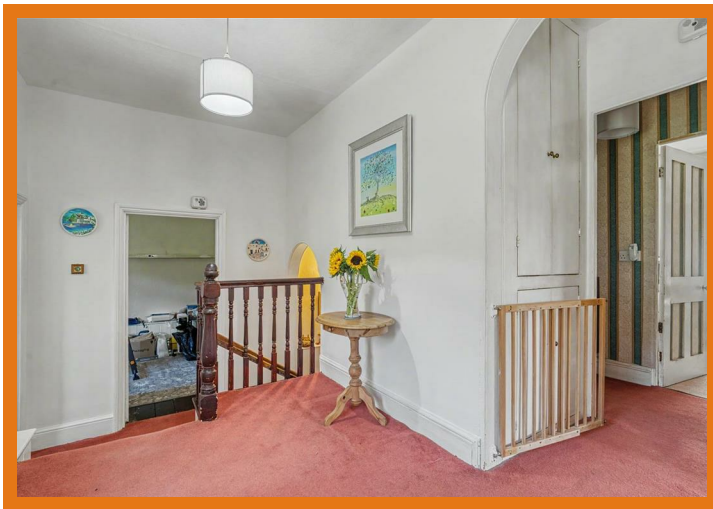
Asking Price
£445,000

A substantial and versatile five-bedroom home offering a generous amount of accommodation, plenty of flexibility and the added benefit of a wholly owned solar panel system. The property has been the much-loved home of the current sellers for approximately twenty years and provides a layout that can work particularly well for family life. There is a bedroom and shower room on the ground floor, four further bedrooms upstairs and a choice of reception rooms, giving plenty of scope for anyone needing space to work from home, accommodate guests or simply spread out.

The sitting room is a lovely size, with high ceilings, a feature fireplace and glazed doors opening directly onto the garden, while the kitchen has space for a table and links naturally with the adjoining utility/store and dining room. The dining room is currently being used as a bedroom, demonstrating just how adaptable the ground floor can be.

One of the real benefits of the property is the wholly owned solar panel system, which supplies electricity and hot water to the house, with surplus electricity being returned to the grid. Together with gated parking for approximately three vehicles and an established front garden, this is a home that offers an excellent amount of space both inside and out.

Situated within walking distance of local amenities and offered for sale with no onward chain, this is a property that would suit a variety of buyers and really needs to be viewed to appreciate the amount of accommodation on offer.



The Property

Inside

Ground Floor

The main entrance is positioned to the side of the property and opens into a useful tiled porch, with access to an adjoining store/outhouse which houses the solar panel equipment. From here, a step leads into the main hallway, with stairs rising to the first floor and doors to the principal ground floor rooms. The sitting room is a lovely size, with high ceilings, a feature fireplace and glazed double doors opening directly onto the front garden. Parquet flooring remains beneath the existing carpet and there is also access to a useful store room with shelving and a skylight. There is a separate dining room is currently being used as a bedroom, giving the layout plenty of flexibility. The updated shower room is fitted with a WC, wash hand basin and large walk-in electric shower. The kitchen has space for a table and is fitted with a range of floor and eye level cupboards with work surfaces, a sink and drainer positioned beneath the side-facing window, an eye-level oven and space for further appliances. There is also additional shelving and storage, with a further window to the rear, and the room links

naturally with the adjoining utility/store and dining room. The utility/store provides further useful space and is currently used to house additional appliances.

First Floor

Stairs rise to the first floor landing, where there are five bedrooms and the family bathroom. Four of the bedrooms provide good double accommodation, while the fifth bedroom is currently used as a study and would also work well as a child's bedroom or home office. There is also a large airing cupboard and access to the partly boarded loft.

Outside

Garden

The established front garden creates an attractive setting for the house and is enclosed by mature hedging and fencing. There are paved seating areas, raised planting beds and established borders, providing plenty of scope for keen gardeners whilst remaining relatively easy to manage. A picket gate leads around the side of the property towards the parking area, and there is additional useful outside storage close to the entrance.

Parking

Gates open onto off-road parking for

approximately three vehicles to the side of the property.

Important Information

Energy Efficiency Rating: D
Council Tax Band: E
Gas Fired Central Heating
Mains Drainage
Freehold
Wholly Owned Solar Panels – supplying electricity and hot water, with surplus electricity returned to the grid
No Onward Chain

Location and Directions

Shaftesbury is a historic North Dorset town renowned for its iconic Gold Hill and far-reaching views across the Blackmore Vale. The town offers a range of independent shops, cafés, schools, and leisure facilities, creating a vibrant yet traditional community. Surrounded by attractive countryside and scenic walking routes, it provides an appealing balance of rural charm and everyday convenience, with further amenities available in nearby Gillingham and Blandford Forum, with Gillingham also benefiting from a mainline railway station with direct services to London Waterloo.

Postcode - SP7 8DN

What3Words - restriction.extensive.coats

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