



**CHAFFERS**  
ESTATE AGENTS



**Heathfields Way,  
Shaftesbury, SP7 9JZ**

Refurbished to a high standard throughout, this stylish home offers two reception rooms, a modern kitchen, large south-facing garden, spacious driveway, and garage, all in a sought-after location.

**£500,000 Freehold**

Council Tax Band: E

# Heathfields Way, Shaftesbury, SP7 9JZ



## Description

This recently refurbished four-bedroom detached home is set in a well-established and sought-after area of Shaftesbury, offering spacious and versatile living ideal for families. The property features a large dual-aspect lounge with beautiful bi-fold doors opening onto the south-facing garden and patio, a separate dining room, a recently updated kitchen, and a practical utility room. A welcoming entrance hall, cloakroom, and generous storage throughout the ground floor add to the home's functionality. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom.

Outside, the property enjoys a substantial frontage with mature shrubs, off-road parking for multiple vehicles, a garage with power and lighting. The rear garden is a standout feature, fully enclosed, south-facing, and mainly laid to lawn, it includes a paved patio seating area and a summer house, creating the perfect setting for relaxing or entertaining. Ideally located in a popular residential area with access to local schools, amenities, and countryside walks, this property offers the space, setting, and flexibility that make it a perfect long-term family home.

## SITUATION - Shaftesbury

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C



## Directions

W h a t t h r e e w o r d s :  
<https://w3w.co/digitally.skippers.ulterior>



**Floor Plan: Not to scale ~ For identification purposes only.**



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	