



Dexter Cottage East Orchard  
, Shaftesbury, SP7 0LG

Price guide £650,000



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, Shaftesbury, SP7 OLG

New Build Offering - Guide Price £650,000 (GDV Estimated £750,000)  
£200,000 Land Purchase + £450,000 JCT Build Contract

An exciting opportunity to secure a brand-new individually designed detached bungalow within an exclusive rural development at Trapdoor Farm, East Orchard.

This superb four-bedroom bungalow will be constructed by a highly regarded local developer known for delivering high-quality bespoke homes throughout Dorset. The property will offer spacious and contemporary accommodation designed for modern living, with the opportunity for purchasers to influence certain finishes and specifications during the early stages of construction, subject to build stage and agreement.

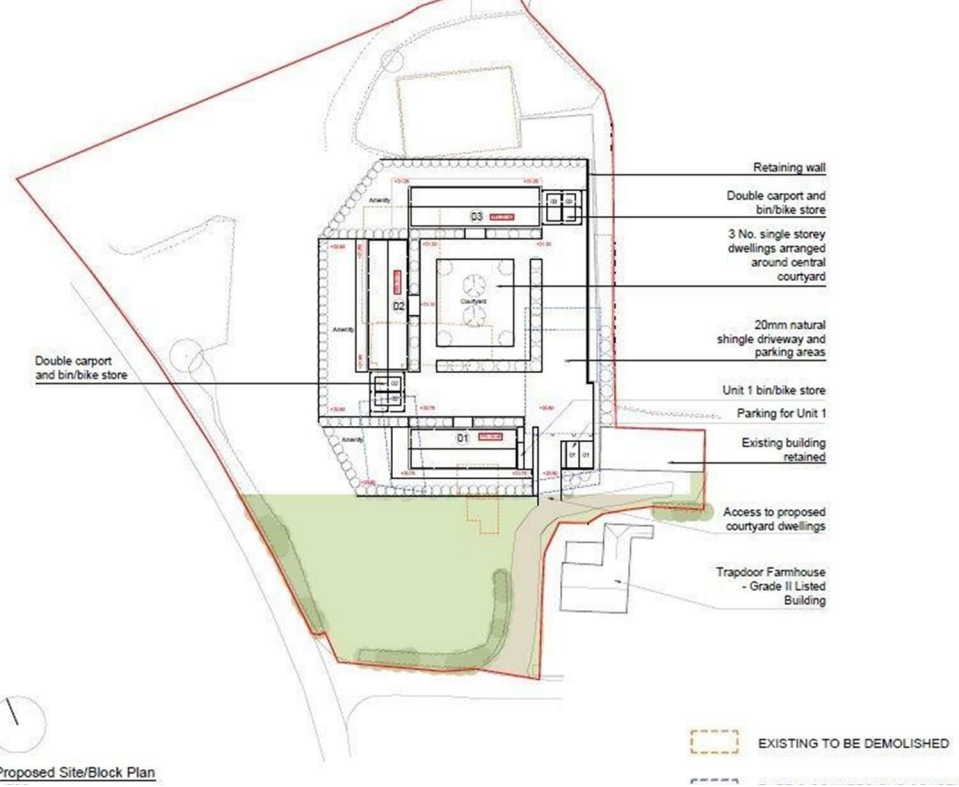
The proposed accommodation comprises a stunning open-plan kitchen/living/dining space, four bedrooms, luxury bathroom and en-suite facilities, together with generous parking and private gardens enjoying a delightful rural setting.

The purchase structure provides a potential tax-efficient advantage, with the transaction split between a land purchase and a separate JCT build contract, which may reduce the Stamp Duty Land Tax liability compared with purchasing a completed property outright. Purchasers are advised to seek independent financial and legal advice.

Situated within approximately two acres of former farmstead land, the development enjoys a peaceful countryside setting whilst remaining accessible to Shaftesbury, Gillingham and surrounding Dorset villages.

The marketing photographs used within this listing are indicative examples of a similar property previously completed by the developer and are included to demonstrate the anticipated build quality and finish.

Please note: The CGI image is for marketing purposes only and has been generated by ChatGPT. It represents a general feel for the area and the proposed new-build project. It is not an accurate representation of the approved layout, design or specification and should not be relied upon for any other purposes.

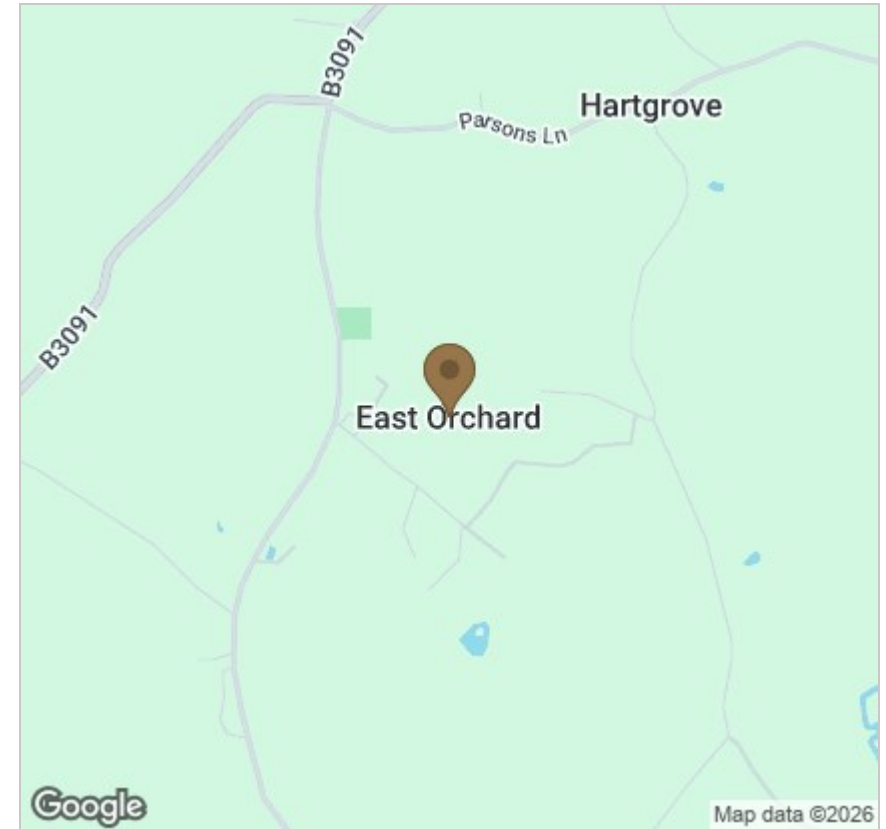




## Floor Plan



## Area Map



## Energy Efficiency Graph

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>		
(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	

## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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