



**19 BRIONNE WAY,  
SHAFTESBURY, SP7 8SL**

**£325,000  
FREEHOLD**

A well proportioned three bedroom detached house situated on a quiet, well-established cul-de-sac in Shaftesbury which has been completely refurbished throughout. The property is located within a short walking distance of the town centre amenities, schools and is offered to the market with no onward chain.



## 19 BRIONNE WAY



### DESCRIPTION

Situated in a popular cul-de-sac close to the town centre, schools and amenities, this property is a must view. Having been recently refurbished throughout the property is an ideal family home conveniently situated close to a play park and schools within a short walking distance. The property benefits from a en-suite to the master bedroom, garage and driveway parking for two vehicles.

The accommodation comprises: entrance hall, WC, open plan living room and kitchen with an understairs cupboard and patio doors leading out to the rear garden. Stairs rise to the first floor with landing, bedroom one with built in double wardrobe and en-suite bathroom, bedroom two with built in wardrobe, family bathroom and bedroom three. Externally there is fully enclosed rear garden which is mainly laid to lawn, area of patio for outdoor dining, raised stone borders, outside tap, outside power socket, gate providing rear access, integral door into the garage which has power and light and driveway parking.

### 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.

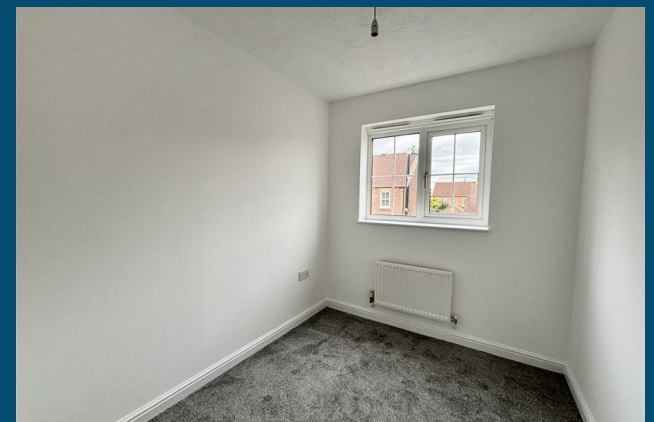
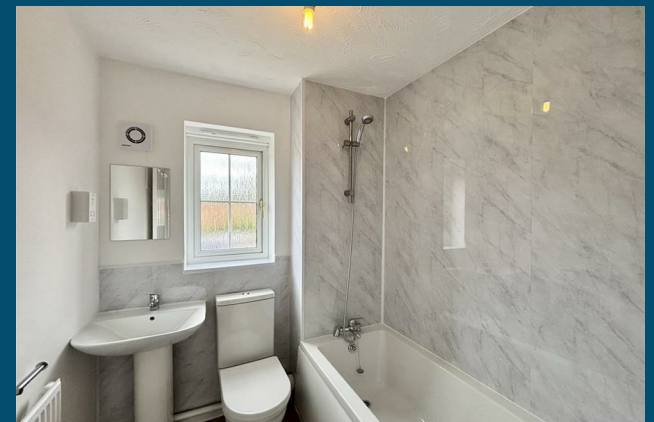
Council Authority: Dorset Council ~ Council Tax Band: D

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

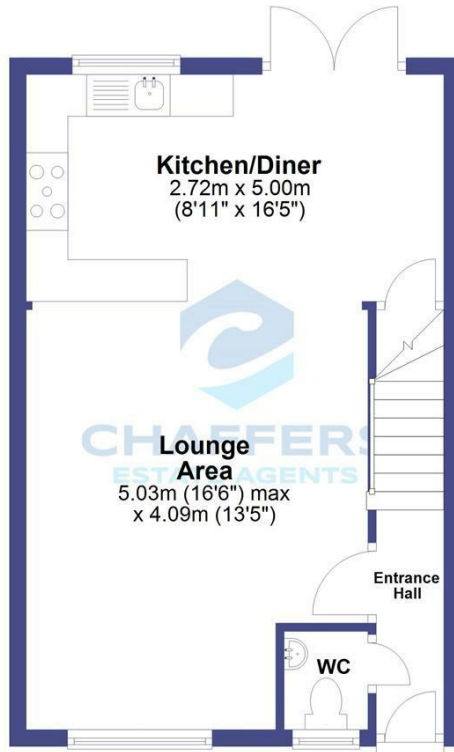
Boiler approx. 2 years old. Serviced April 2026.

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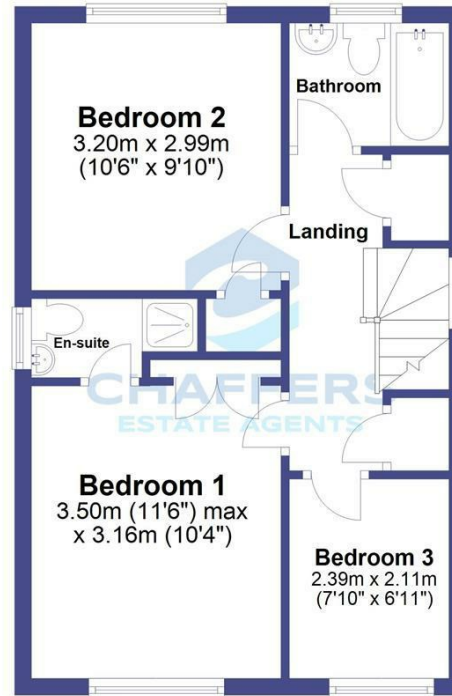
## Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 82.9 sq. metres (891.8 sq. feet)



| 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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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