

Symonds
& Sampson



The Old Coach House
Abbey Walk, Shaftesbury, Dorset

The Old Coach House

Abbey Walk
Shaftesbury
Dorset SP7 8BB

A delightful house with flexible layout of accommodation in an enviable historic part of Shaftesbury a short level walk from the High Street.



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- Approx. 2500 sq ft of internal accommodation
 - Fantastic 35' first floor sitting room
 - Wonderful views over The Blackmore Vale
 - Historic part of Shaftesbury
 - Short, level walk to the High Street
 - Four bedrooms over three floors
 - No related onward purchase
 - Replacement DG windows throughout

Guide Price £740,000

Freehold

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THE DWELLING

The Old Coach House is a detached house of predominantly local greenstone elevations situated in an enviable and peaceful location yet a short level walk to the town centre and High Street. The house was formerly The Chalke Valley School of Dancing before being converted to a spacious family home. In more recent years the house has undergone a programme of updating and modernising including the replacement of all windows. The well laid out accommodation is set off a large central hall with a ground floor double bedroom and a shower room to one end. The kitchen/breakfast room has been updated and has a contemporary range of wall mounted and floor standing units, a pantry and fitted appliances. The original dining room is currently used as a snug / television room and is triple aspect, with wooden floor and sliding doors to the walled south-west facing garden. The main sitting room is on the first floor and is a wonderful room, the former dance studio at over 34' in length and with stunning views to the south over the Blackmore Vale to Melbury Beacon and Fontmell Down. There are two bedrooms and a bathroom on this floor with a vaulted bedroom, with super views, and a shower room on the second floor.

ACCOMMODATION

See floor plan:

Ground floor - Hall, kitchen/breakfast room, dining room/snug, ground floor bedroom, shower room, utility room.

First floor - Sitting room, two bedrooms, ensuite shower room.

Second floor - Bedrooms, shower room, walk-in attic storage.

OUTSIDE

The property is approached from Abbey Walk via wooden gates on to a new resin drive with a parking space in front of the garage which has an up and over door, power and light. A door to the rear leads to a workshop. There is scope, subject to obtaining the necessary consents, to potentially incorporate this into additional accommodation / annexe.

The garden is all at the front of the house (south west) and is walled with a private seating area, a number of plants, flowers and shrubs providing colour and interest, rose borders, wisteria and an ornamental pond.

SITUATION

Shaftesbury has an excellent range of shops and amenities including a delicatessen, cafes, pubs, restaurants, niche retailers, a boutique hotel, banks, two supermarkets, small hospital, library, health centre and an arts centre. The area has good communication links with the A303 and the nearby town of Gillingham offers a mainline railway station to London Waterloo and the Southwest. The area is renowned for its schools, both state and private and the town has primary schools and a good secondary school. There are many lovely walks in the nearby North Dorset countryside.

DIRECTIONS

What3words //intrigues.bath.dished

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

MATERIAL INFORMATION

Standard, & superfast, & ultrafast broadband is available.

Mobile phone network coverage is available inside and outside - (coverage is best provided by EE Network)

(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: E



The Old Coach House, Abbey Walk, Shaftesbury

Approximate Area = 2301 sq ft / 213.7 sq m

Limited Use Area(s) = 199 sq ft / 18.4 sq m

Garage = 281 sq ft / 26.1 sq m

Total = 2781 sq ft / 258.2 sq m

For identification only - Not to scale

Denotes restricted head height



STU/GWB/0126



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