





4 Magdalene Lane, Shaftesbury, Dorset, SP7 8BQ

What 3 Words: ///calendars.total.yell



## Key Features

- Charming Three Bedroom Cottage
- Extended To Feature A Delightful Reception Room To The Rear
- Modern Kitchen & Bathroom Suites
- Principal Bedroom With Ensuite
- Tranquil Gardens
- Off-Road Parking

**Tenure: Freehold | EPC Rating: C | Council Tax Band: D |**

**Services: All mains services are connected.**

## Location

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. The town is delightfully community orientated with an attractive and bustling High Street that provides most everyday requirements including a farmers' market, cafés, charity shops, various retail shops including antique shops and a cottage hospital.

Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

## Overview

Conveniently located just moments from Shaftesbury's thriving town centre and Park Walk, this delightful three-bedroom cottage offers the perfect blend of character and comfort, whilst also including the benefit of private, driveway parking for several vehicles.

## Inside the Home

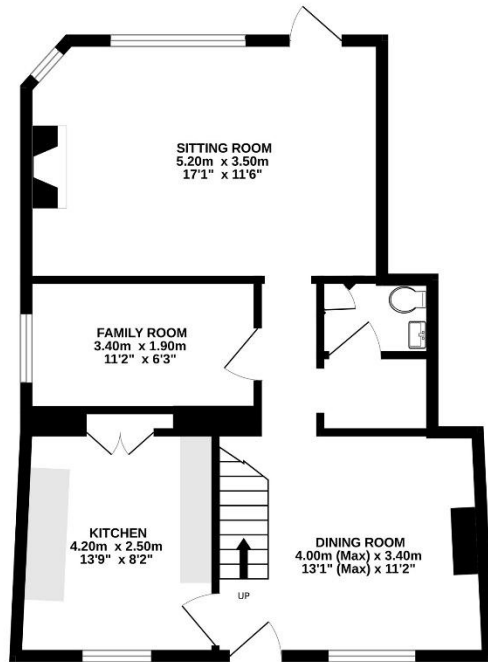
Having been sympathetically extended over time, the cottage is beautifully presented throughout and boasts a warm and welcoming atmosphere with highlights of the accommodation including a well-appointed, modern kitchen, separate dining room with plentiful character features and a useful second reception space to provide versatility. The main sitting room is positioned to the rear of the home to overlook the glorious gardens whilst taking benefit from the westerly facing aspect and plentiful afternoon sunlight. Upstairs boasts three generously sized bedrooms with the principal room taking benefit from built in wardrobes and an attractively designed en-suite shower room. Completing this enticing cottage is the modern three piece family bathroom.

## Outside Space

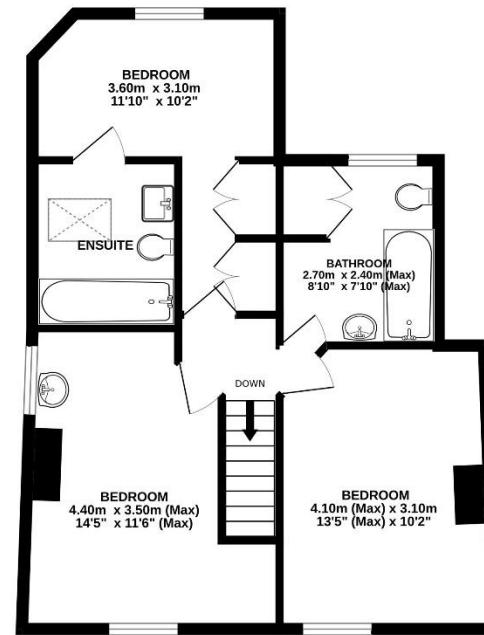
Front: driveway parking is situated to the left of the property with access into the rear garden.

Rear: The west-facing garden is a truly special feature of this home - a peaceful, sun-soaked space to be enjoyed by all. A rose-covered pergola offers a shady spot while well-tended flower beds add colour and charm throughout the seasons. The lawn provides an open, green space with a newly installed wooden shed proving the desired storage. A further seating area has been cleverly positioned to catch the last of the afternoon sunlight whilst enjoying complete privacy.

**GROUND FLOOR**  
51.8 sq.m. (557 sq.ft.) approx.



**1ST FLOOR**  
51.0 sq.m. (549 sq.ft.) approx.



**TOTAL FLOOR AREA : 102.8 sq.m. (1106 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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