





40 Linden Park, Shaftesbury, Dorset, SP7 8QZ

What 3 Words: [///social.inkjet.senders](https://social.inkjet.senders)



Key Features

- Beautifully Appointed Detached Home
- Situated Within A Highly Regarded Location
- Four Bedrooms & Two Bathrooms
- Gorgeous Kitchen / Dining Room
- Cosy Sitting Room With Wood Burner
- En Suite To Main Bedroom
- Driveway Parking & Partially Converted Garage
- Private & Fully Enclosed Gardens
- Sun Room

Tenure: Freehold | EPC Rating: D | Council Tax Band: E

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. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail 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.

Inside the Home

A fantastic, four bedroom detached home located within the highly regarded Linden Park development. This beautiful home has been updated by the current Owners to now present a high quality, excellently appointed and presented home. Inside, the property comprises an entrance hall, sitting room with bay window and wood burning stove, open plan kitchen/dining room, sun room, utility, integral garage that has been partially converted and a downstairs WC.

Upstairs are four bedrooms including three doubles with the main room offering en suite facilities and a further family bathroom.

Outside Space

To the front of the property driveway parking is provided for numerous vehicles as well as access to the double garage which benefits from an up and over door as well as power and lighting.

The double garage has been partially converted to a work shop. To the rear the private and fully enclosed gardens, which are predominantly laid to lawn with an area also laid to gravel, are bordered with established, mature and colourful shrubbery. An outbuilding is also presented that could be purchased, subject to separate negotiation.

Shall We Book You in For a Viewing?

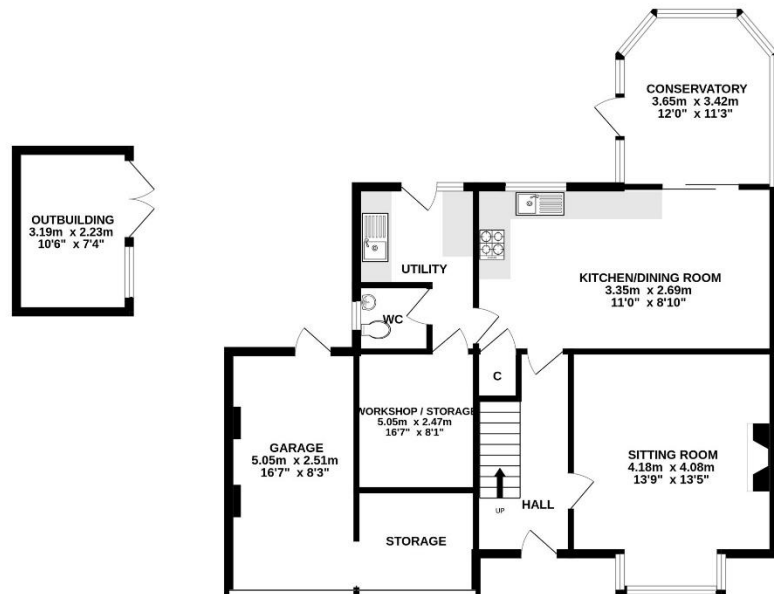
Strictly by appointment only via Boatwrights Estate Agents.

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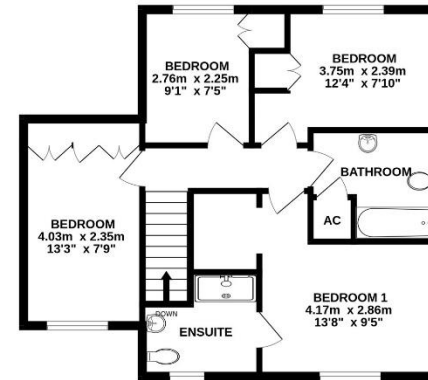
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TOTAL FLOOR AREA : 158.0 sq.m. (1701 sq.ft.) approx.

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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