





65 Anstee Road, Shaftesbury, Dorset, SP7 8GT

What 3 Words: [///shine.pegg.polishing](https://www.what3words.com/shine.pegg.polishing)



Key Features

- Modern Three Bedroom Home
- Open Plan Sitting Dining Room To The Rear
- Principal Bedroom With Ensuite Shower Room
- Landscaped, West Facing Rear Garden
- Driveway Parking & Garage

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

Services: All mains services are connected.

Please be advised the property may be subject to a yearly maintenance charge associated with the development.

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.

Overview

Constructed in just 2018, this modern three-bedroom detached home offers well thought-out accommodation with the rear garden enjoying a westerly and sunny aspect whilst to the front there are two driveway parking spaces and an integral garage.

Inside the Home

Entered via a central hallway, the accommodation first comprises a well-equipped kitchen with an array of storage units, appliance spaces and work surfaces whilst the main sitting and dining space is positioned to the rear of the home to overlook the garden. French doors and a further window allow for plentiful natural light, especially due to the westerly aspect, whilst for convenience the ground floor also offers a useful cloakroom and internal access to the single garage.

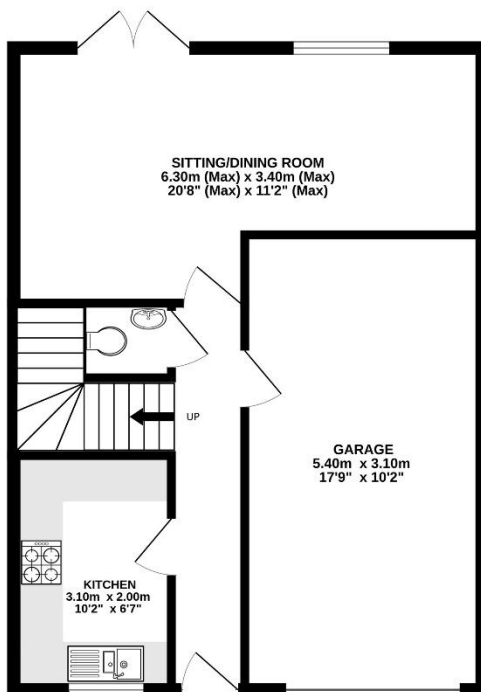
Upstairs boasts three well-proportioned bedrooms, including the principal bedroom with ensuite shower facilities. The main bathroom is again a contemporary suite that has been tiled in finish.

Outside Space

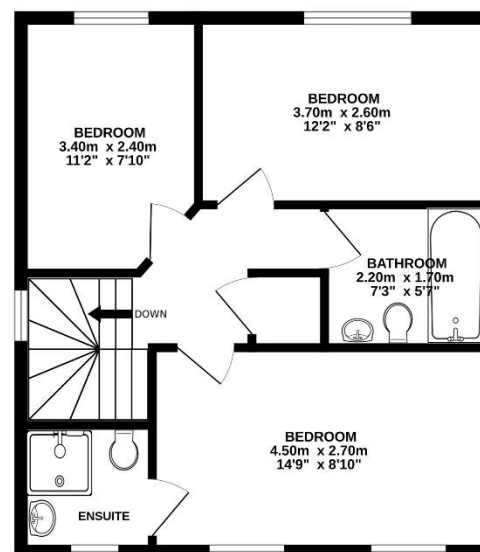
Front: The property benefits from two allocated parking spaces, as well as an integral garage. Gated side access also features.

Rear: Having been extensively landscaped by the current owner, the rear garden is an attractive and inviting, low maintenance space ideal for entertaining. With a westerly aspect allowing for plenty of afternoon sun, the garden features an extended patio, raised flower beds, shingled area and free-standing wooden storage shed.

GROUND FLOOR
54.3 sq.m. (585 sq.ft.) approx.



1ST FLOOR
45.2 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA : 99.5 sq.m. (1071 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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