



CHAFFERS
ESTATE AGENTS



**Brionne Way,
Shaftesbury, SP7 8SL**

A superb detached four bedroom, four reception house with ample driveway parking, double garage and large gardens in a sought after location.

Asking Price £475,000 Freehold

Council Tax Band: E

Brionne Way, Shaftesbury, SP7 8SL



DESCRIPTION

Brionne Way is a truly stunning detached four bedroom home located on this sought after tucked away location with large gardens, conveniently set close to the town and its amenities.

Our vendor has carefully enhanced the property and in brief, the accommodation comprises of a spacious reception hall, with doors leading off to two receptions to the front elevation, these being the principal sitting room and playroom/lounge. Continuing to the rear of the property one finds a well proportioned modern kitchen/dining room with utility room and cloakroom adjoining. Adjacent to the dining room, accessed is gained to the conservatory - being double aspect with outlook over the garden.

To the first floor is a landing, main bedroom of great size with fitted wardrobes and ensuite shower room, three further double bedrooms and bathroom. The property has gas fired central heating and double glazing.

Externally, immediately adjoining the side of the property is a driveway for three vehicles leading to the double garage (potential for annexe subject to planning/regs etc) there is also a productive vegetable garden to the left hand side or space to create further parking if desired. Further gardens lie to the front and rear with the front garden mainly lawned with high hedging providing privacy. To the rear are level laws, flower and shrub borders with fencing to boundaries providing a safe space for children and pets and enjoying al fresco eating, this area also provides a good deal of privacy.

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, 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: E

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: TBC

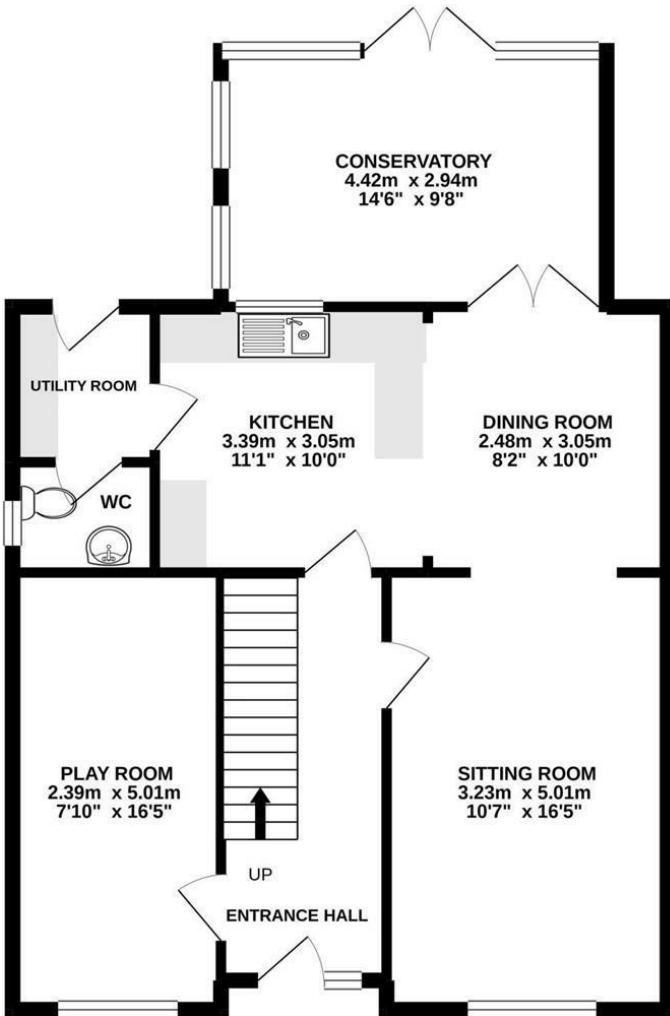


Directions

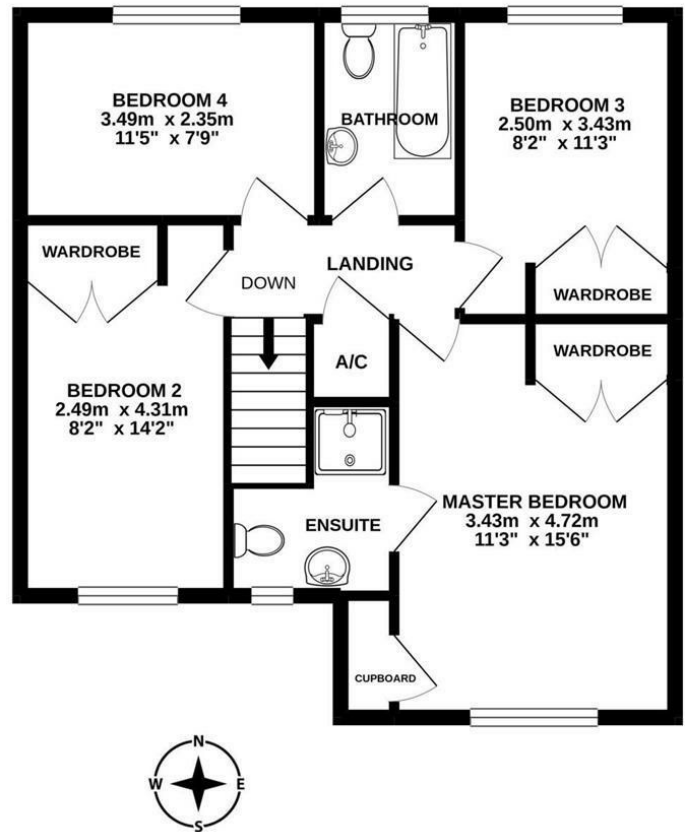


Floor Plan: Not to scale ~ For identification purposes only.

GROUND FLOOR
72.9 sq.m. (785 sq.ft.) approx.



1ST FLOOR
55.4 sq.m. (596 sq.ft.) approx.



TOTAL FLOOR AREA : 128.3 sq.m. (1381 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	