



Guernsey Cottage East Orchard  
, Shaftesbury, SP7 0LG

Asking price £550,000



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New Build Offering - Guide Price £550,000 (GDV Estimated £650,000)  
£175,000 Land Purchase + £375,000 JCT Build Contract

An exciting opportunity to secure a brand-new individually designed detached bungalow within an exclusive rural development at Trapdoor Farm, East Orchard.

This superb three-bedroom bungalow will be constructed by a highly regarded local developer known for delivering high-quality bespoke homes throughout Dorset. The property will offer spacious and contemporary accommodation designed for modern living, with the opportunity for purchasers to influence certain finishes and specifications during the early stages of construction, subject to build stage and agreement.

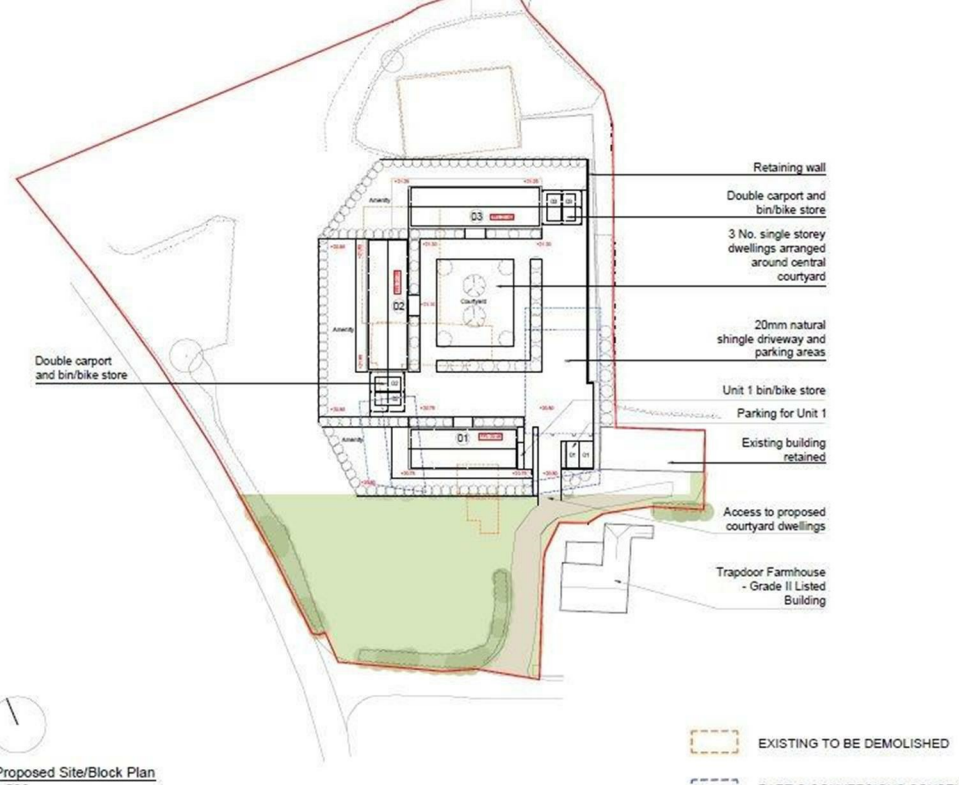
The proposed accommodation comprises a stunning open-plan kitchen/living/dining space, three bedrooms, luxury bathroom and en-suite facilities, together with generous parking and private gardens enjoying a delightful rural setting.

The purchase structure provides a potential tax-efficient advantage, with the transaction split between a land purchase and a separate JCT build contract, which may reduce the Stamp Duty Land Tax liability compared with purchasing a completed property outright. Purchasers are advised to seek independent financial and legal advice.

Situated within approximately two acres of former farmstead land, the development enjoys a peaceful countryside setting whilst remaining accessible to Shaftesbury, Gillingham and surrounding Dorset villages.

The marketing photographs used within this listing are indicative examples of a similar property previously completed by the developer and are included to demonstrate the anticipated build quality and finish.

Please note: The CGI image is for marketing purposes only and has been generated by ChatGPT. It represents a general feel for the area and the proposed new-build project. It is not an accurate representation of the approved layout, design or specification and should not be relied upon for any other purposes.





## Floor Plan



## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

