# 4 BREACH LANE,
## SHAFTESBURY, SP7 8LE

## £385,000
## FREEHOLD

A true gem- a period property, built by the prestigious Westminster Estate in the 19c situated in the sought after Enmore Green area of Shaftesbury. Features include a detached studio, large front rear gardens and driveway providing parking. MUST BE VIEWED.

CHAFFERS
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# 4 BREACH LANE

## DESCRIPTION

A delightful end of terrace period property, built by the prestigious Westminster Estate in the 19th century, situated in the sought after Enmore Green area of Shaftesbury. This characterful home blends timeless elegance with modern comforts, offering generous living space and exceptional outdoor features. Step through a fabulous entrance hall, laid with stylish ceramic tiles, into a spacious and welcoming home. The sitting room features an open fireplace and a front-facing window fitted with white teak shutters, perfect for cosy evenings. The separate dining room offers a wood-burning stove, under-stair cupboard, and a window with matching white teak shutters, making it ideal for entertaining. The well-appointed kitchen includes space for a range cooker, integrated fridge and freezer, space for a dishwasher, and a charming stable door leading directly to the rear garden. A convenient downstairs cloakroom for guests also features a heated towel rail. Upstairs you'll find two generous double bedrooms and a large, stylish bathroom complete with a bath, separate shower cubicle, wash hand basin, and low-level WC. Gas-fired central heating is provided via a modern condensing boiler. A fitted, extendable timber ladder gives access to a versatile, fully insulated and lined loft space, featuring a conservation roof light and ample eaves storage perfect as a hobby space, home office, or occasional guest area.

Externally to the front, a private parking area accommodates up to three vehicles, complemented by a charming lawn garden with a path to the front door. The rear garden is a true highlight: south facing, fully enclosed, and beautifully planted with seasonal colour (to note; there is a right of way to the rear of property). Features include an established grapevine growing over an arbour, mature shrubs, a herb bed, grass bed, and a new timber shed. A two-level paved terrace provides the perfect space for al fresco dining or summer barbecues. At the rear of the garden lies a superb 19ft timber studio, fully equipped with heating, lighting, running water, and a veranda offering fantastic potential as a workspace or creative retreat. Additional storage includes a stone built store with power, a log store, and a timber shed. The property backs onto a protected nature reserve, perfect for scenic walks and dog walking, with immediate access to the renowned Castle Hill, offering stunning panoramic views across Dorset.

**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, W H Smiths, 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: C

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: D

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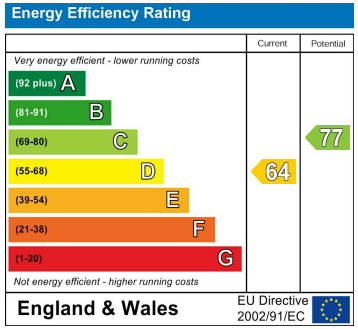
## Ground Floor

Not to scale. For Illustration purposes only.
Plan produced using PlanUp.




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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