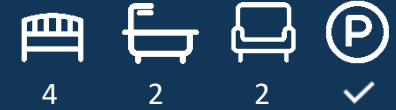






37 Linden Park, Shaftesbury, Dorset, SP7 8QZ

What 3 Words: ///sweeten.forgotten.lies



## Key Features

- No Forward Chain
- Four Bedrooms & Two Bathrooms
- Extended To The Rear Via A Large Conservatory
- Kitchen With Separate Utility Room
- Private Rear Garden
- Off Road Parking & Integral Garage With Electric Door

**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 farmers' market, cafés, charity shops, various retail shops, veterinary practise and a cottage hospital. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist.

There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country.

## Overview

A spacious, modern family home situated within one of Shaftesbury's most desirable residential developments. The property further benefits from being sold with no forward chain.

## Inside the Home

The ground floor comprises a comfortable sitting room with a boxed bay window to increase the natural light throughout before leading through to the separate dining room which in turn, then flows through to the rear extension of the home. The kitchen offers two sides of built in wall and floor mounted storage and appliance spaces, as well room for an informal breakfast table and access through to the separate utility room.

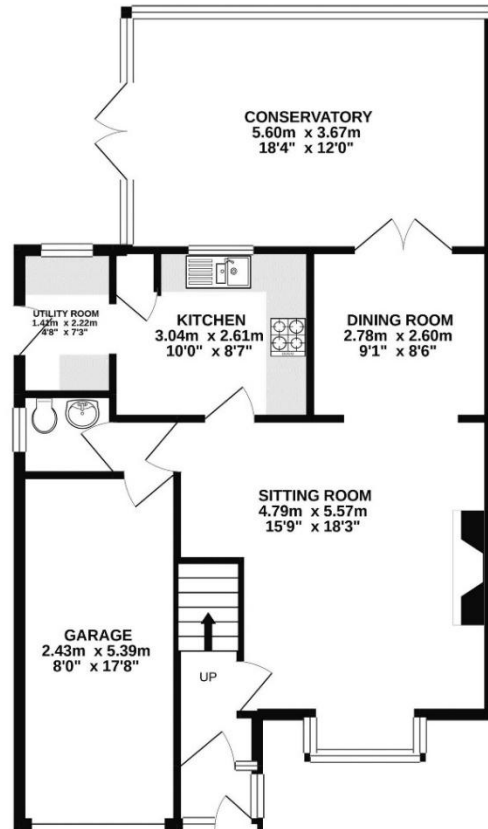
Upstairs boasts four bedrooms, three of which feature built in wardrobes. The principal bedroom also takes benefit from an en-suite shower room whilst the family bathroom includes a corner bath.

## Outside Space

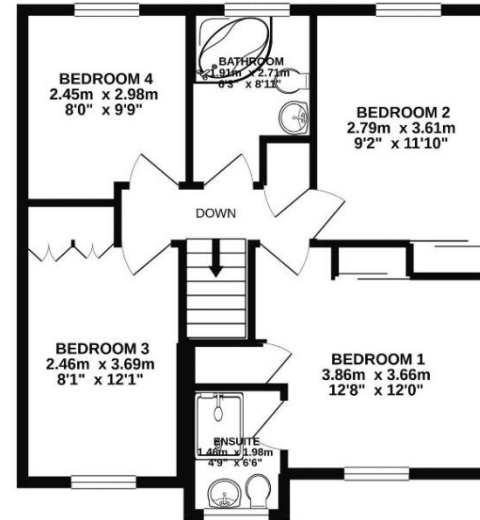
To the front of the property is a hardstanding driveway that provides ample off-road parking as well as access to the garage that has power, lighting and a electric up and over door as well as a door leading into the property. In addition is an area of garden that is laid to lawn.

The rear garden is very private and is enclosed to all sides with a mixture of walling and hedging. Tiered steps lead to the lawn of which is bordered with mature colourful vibrant shrubbery. In addition is a paved patio area and secure side pathway leads to back to the front of the property.

**GROUND FLOOR**  
79.1 sq.m. (851 sq.ft.) approx.



**1ST FLOOR**  
53.1 sq.m. (571 sq.ft.) approx.



**TOTAL FLOOR AREA : 132.1 sq.m. (1422 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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**Important Notice**

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30 June 2026