



The Old Glove Factory, Shaftesbury

Asking Price £315,000

The Old Glove Factory, Wincombe Lane, Shaftesbury, Dorset, SP7 8PJ

- **New Build Three Bedroom Semi-Detached House**
- **Finished to a High Specification Throughout**
- **Allocated Parking with EV Chargers**
- **Solar Panels and High Levels of Insulation**
- **En-Suite Shower Room with Main Bedroom**
- **Enclosed Rear Garden Laid with Turf**
- **Close to Town Centre**
- **EPC: B**

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. 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.

THE DEVELOPMENT

The Old Glove Factory is a small development of five bespoke properties, each property tailored individually. The properties have been built by local developer Finlay Homes to a fantastic standard throughout, as well as boasting high energy efficiency with each property benefitting from solar panels, high level of insulation and EV chargers.



DESCRIPTION

The property is entered into the hallway, with a ground floor cloakroom, stairs to the first floor, and a door opening into the kitchen. The kitchen area is at the front of the room with high quality fittings with white shaker-style cupboards and an oak finish worktop. The kitchen benefits from fitted appliances including an oven with induction hob, fridge/freezer, dishwasher and a washing machine. A separate door opens from the hall into the spacious sitting/dining area, with double doors opening into the rear garden and a useful storage cupboard.

Upstairs, there are three good sized bedrooms. The main bedroom is a large double with the added benefit of a fitted wardrobe with an en-suite shower room. There is a further double bedroom and a large single bedroom, and a modern family bathroom suite.





OUTSIDE

To the front of the property is the communal courtyard area, which is paved parking area with allocated parking for each property along with an EV charger for each property. The rear garden is laid to lawn which has recently been turfed, as well as patio adjacent the house and a gate providing access to the front of the property.

TENURE

Freehold

SERVICES

Mains services are connected.

COUNCIL TAX

Dorset Council Tax Band TBC.

VIEWINGS

Strictly by appointment, only with Boatwrights Estate Agents.
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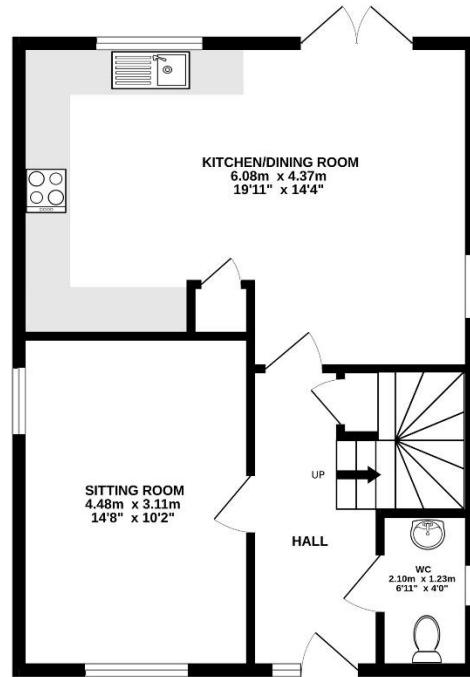
STAMP DUTY

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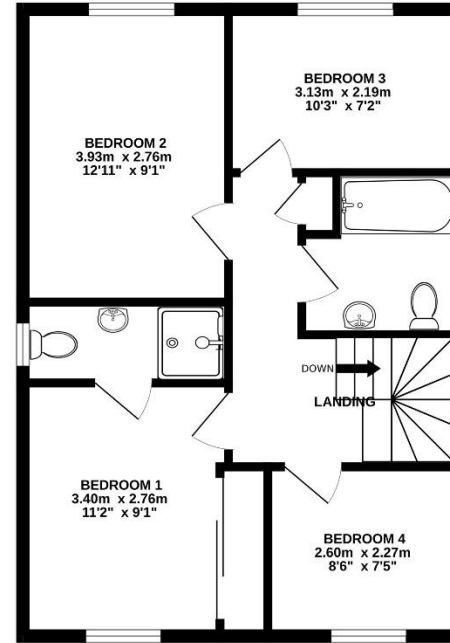




GROUND FLOOR
51.1 sq.m. (550 sq.ft.) approx.



1ST FLOOR
49.5 sq.m. (533 sq.ft.) approx.



TOTAL FLOOR AREA : 100.7 sq.m. (1083 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

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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