



**Downlands, Shaftesbury**

**Asking Price £325,000**



## Downlands, Shaftesbury, Dorset, SP7 8FB

- Spacious Town House
- Quiet Cul-De-Sac Location
- Rural Views
- Close to Local Schools and Parks
- Recently Modernised Kitchen
- Garage with Workshop/Store Room & Off Road Parking
- En-Suite to Master Bedroom
- EPC: C

### 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, Claysmore, 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 PROPERTY

A beautifully presented three-bedroom townhouse situated at the end of a quiet cul-de-sac in a popular development. It has been recently modernised including a new kitchen with stylish units and quartz worktops throughout, and the property is located close to local schools and parks offering a perfect family home.



On the ground floor of the property is the hallway with storage space and the cloakroom, with a door opening into the open plan kitchen/dining room providing a perfect space for entertaining.

The ground floor also has a separate utility room with space for appliances and a door leading into the garden.

The first floor has the spacious sitting room which enjoys the rural views to the front of the property. The main bedroom is a spacious double with fitted wardrobes and an en-suite shower room.

The second floor has the two further bedrooms, with one double and one single bedroom both with fitted wardrobes, and the family bathroom.







## OUTSIDE

**Front:** To the front of the property is a small garden laid to patio, with space for a seating area to enjoy the views.

**Rear:** At the rear is a low maintenance garden which is laid to patio and gravel, with raised flower beds and a door into the garage.

The single garage, complete with electric up and over door, offers extra space being in the corner of a block, with an extra room offering space for a workshop or hobbies room, with off road parking in front.

## TENURE

Freehold

## SERVICES

Mains services are connected.

## COUNCIL TAX

Dorset Council Tax Band C.

## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdlit/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlit/land-and-property.htm)

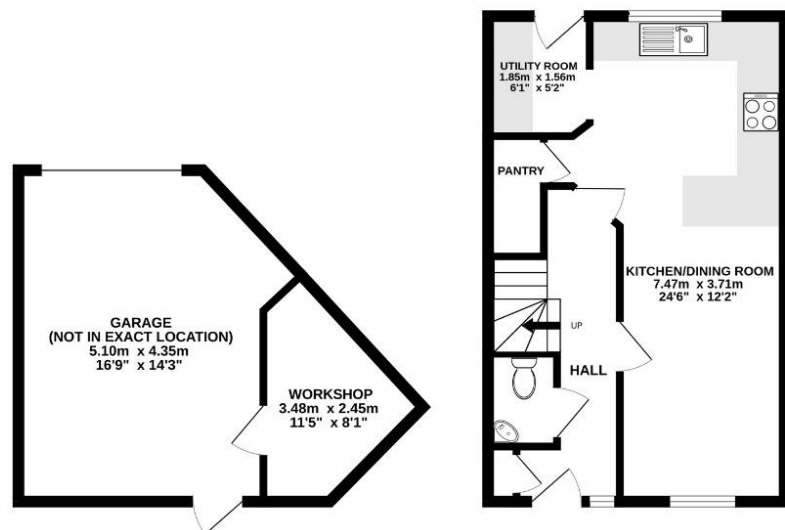
## VIEWINGS

Strictly by appointment, only with Boatwrights Estate Agents.  
01747 213106  
[www.boatwrights.co.uk](http://www.boatwrights.co.uk)

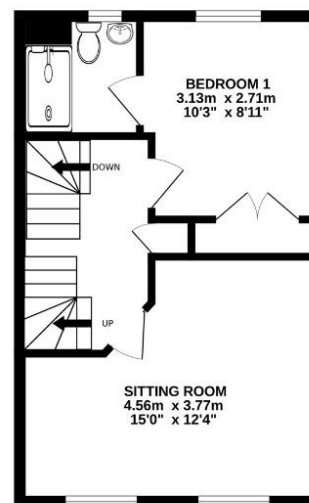




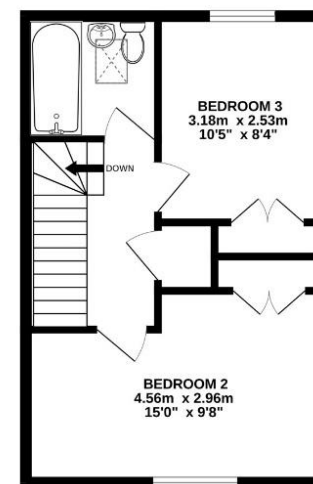
**GROUND FLOOR**  
58.6 sq.m. (631 sq.ft.) approx.



**1ST FLOOR**  
33.9 sq.m. (364 sq.ft.) approx.



**2ND FLOOR**  
32.8 sq.m. (353 sq.ft.) approx.



**TOTAL FLOOR AREA : 125.3 sq.m. (1349 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.

14 May 2025