



Jeanneau Close, Shaftesbury

Asking Price: £200,000



## Jeanneau Close, Shaftesbury, Dorset, SP7 8PQ

- Open Plan Living
- Allocated Parking
- Good-Sized Rear Garden
- Vaulted Ceiling To The Sitting Room
- Well-Presented Throughout
- Close To Amenities
- EPC: Awaited

### LOCATION

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, Bryanston, and St Mary's amongst many others.

### THE PROPERTY

A spacious and well-presented, one bedroom house complete with two allocated parking spaces and a good-sized rear garden, all within walking distance to Shaftesbury Town Centre.

### THE PROPERTY

The open plan living allows for a light and airy atmosphere as dual aspect windows and doors provide natural light throughout. The property enters into a slight hallway before reaching the kitchen of which is well-appointed to provide ample work surface and storage space.

The sitting area then leads onto the garden with a vaulted ceiling again enhancing the sense of space. Upstairs boasts a comfortable double bedroom and three-piece, modern family bathroom.



### OUTSIDE

**Front:** Two allocated parking spaces.

**Rear:** The enclosed rear garden features a patio area before then leading onto a lawn and useful storage shed positioned to the far rear of the garden.







## TRANSPORT LINKS

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. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

## TENURE

Freehold.

## SERVICES

All mains services are connected.

## COUNCIL TAX

Dorset Council Tax Band B.

## VIEWINGS

Strictly by appointment, only with Boatwrights Estate Agents  
01747 213 106

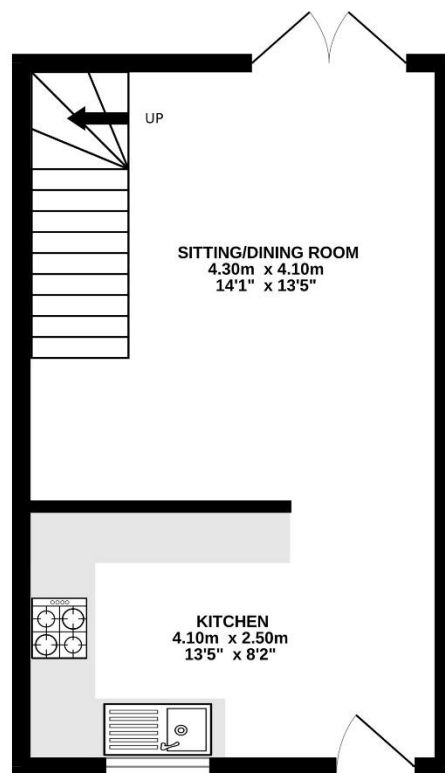
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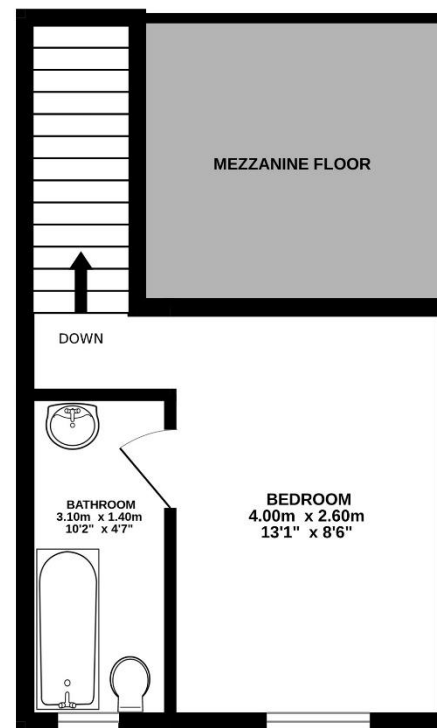




**GROUND FLOOR**  
28.1 sq.m. (302 sq.ft.) approx.



**1ST FLOOR**  
19.6 sq.m. (211 sq.ft.) approx.



**TOTAL FLOOR AREA : 47.7 sq.m. (513 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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All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.  
23 July 2025

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