



St. Johns Close, Shaftesbury

Guide Price: £430,000



## St. Johns Close, Donhead St Mary, Shaftesbury, Dorset, SP7 9NB

- No Forward Chain
- Modernised, Three Bedroom Detached Bungalow
- Stunning Countryside Views Within An Area of Outstanding Natural Beauty
- Driveway Parking, Garage & Studio
- Popular Cul-De-Sac
- EPC: E

### LOCATION

Donhead St. Mary is an exceptionally pretty village that lies between Tisbury and the ancient hilltop town of Shaftesbury. Tisbury is a thriving village, with its independent shops and galleries and main line station to Waterloo (1hr 40 mins) and the south west; Shaftesbury offers a bustling high street and major supermarket. The village is situated in an Area of Outstanding Natural Beauty (AONB) that offers enormous potential for walking, riding, and cycling, with the Chalke Valley a short drive away. The neighbouring village of Donhead St Andrew has a well-regarded pub, The Foresters, and Ludwell has an award-winning butcher, well-stocked village stores, a post office and a popular pub, The Grove Arms.

### THE PROPERTY

Having been tastefully updated throughout the past two years, this three-bedroom bungalow is presented in move in ready condition whilst taking benefit from stunning countryside views.

Situated within a quiet cul-de-sac of a popular village on the outskirts of Shaftesbury, the accommodation comprises a spacious front sitting room, complete with open fire, before flowing into a separate dining or study space.



A particular highlight is the expansive conservatory of which offers a multitude of uses, all set against views of the garden and beyond.

A well-equipped kitchen also features, as do three well-proportioned bedrooms with the principal room being situated at the rear of the property to maximise the views.

Completing the home is a shower room of which has been upgraded to the highest of standards.

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## OUTSIDE

**Front:** Driveway parking leads to a single garage with the remainder of the front being laid to lawn and established shrubbery.

**Rear:** Situated opposite the kitchen across a patio is a useful studio space, currently utilised as a home gym. The wraparound garden is then predominantly laid to lawn with a further patio featuring off of the conservatory. A low-level stone wall encloses the garden.

## TENURE

Freehold.

## SERVICES

The property is connected to mains water, draining and electricity. It also benefits from oil fired central heating.

## LOCAL AUTHORITY

Wiltshire Council Tax Band D.

## VIEWINGS

Strictly by appointment, only with Boatwrights Estate Agents.

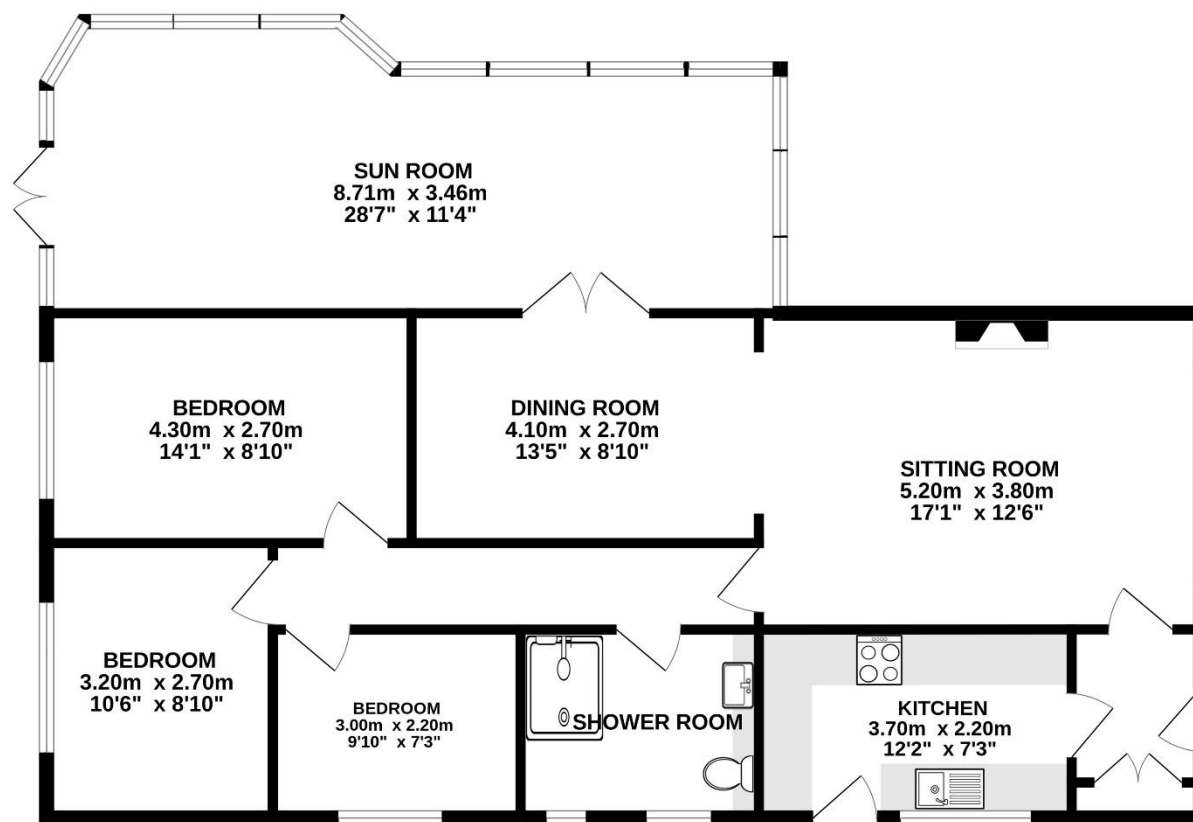
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TOTAL FLOOR AREA : 108.9 sq.m. (1172 sq.ft.) approx.

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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