



JAMES PYLE<sup>CO</sup>

3 Snowdrop Wynde, Shaftesbury, Dorset, SP7 8GX

Semi-detached modern house  
3 bedrooms  
Bathroom and en-suite  
Open plan kitchen/dining room  
West-facing garden  
Garage and private driveway  
Walking distance to amenities  
Picturesque market town location



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Offers Over £285,000

Approximately 761 sq.ft.

‘Situated within a popular residential area of the picturesque market town of Shaftesbury, a semi-detached modern house with garden, garage and parking.’



### The Property

This well-presented semi-detached house is situated within a popular residential area set towards the rural edge of Shaftesbury and yet with amenities easily accessible within walking distance. Built some 5 years ago, the property benefits from the remainder of a NHBC guarantee, double glazing and gas central heating. Internally, the accommodation extends to 761 sq.ft arranged over two floors.

The ground floor opens to a separate entrance hall with WC off. The living room leads to the light-filled kitchen/dining room with patio doors out to the garden. The kitchen is equipped with a dishwasher, fridge/freezer and plumbing for a washing machine. On the first floor there are three bedrooms. The principal bedroom has fitted wardrobes and an en-

suite shower room. The family bathroom is fitted with a shower over the bath.

The rear garden is west-facing and has side access in. The garden has been landscaped for easy low maintenance with patio and planted shrub borders. Beyond, there is a larger than average garage with driveway parking in front. The garage has eaves storage above.

### Situation

The picturesque hilltop market town of Shaftesbury is known for the steep cobbled street of Gold Hill made famous after featuring in the popular 1970s TV advert for Hovis bread. The ancient cobbled street runs beside the Grade I listed walls of the ancient Shaftesbury Abbey built by King Alfred the Great. The Shaftesbury Abbey Museum brings to life

the story of Saxon England's foremost Benedictine nunnery which acted as the catalyst for the prosperity of the town and surrounding area for over 650 years until it was destroyed on the orders of Henry VIII in 1539. Today, Shaftesbury is a delightful, community-oriented town with a thriving high street and array of amenities. The area has an excellent choice of local state and independent schools. Shaftesbury is well connected by road to Gillingham, Salisbury, Sherborne, Warminster and Yeovil, as well as to the south coast. Its proximity to the A303 makes London accessible for the motorist. Railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) offer frequent, mainline services to London (Waterloo) and the west country.

### Tenure & Services

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. There will be a service charge payable for maintenance within the development once set up.

### Directions

Postcode: SP7 8GX.  
What3words:  
///galaxy.shredding.proudest

### Local Authority

Dorset Council

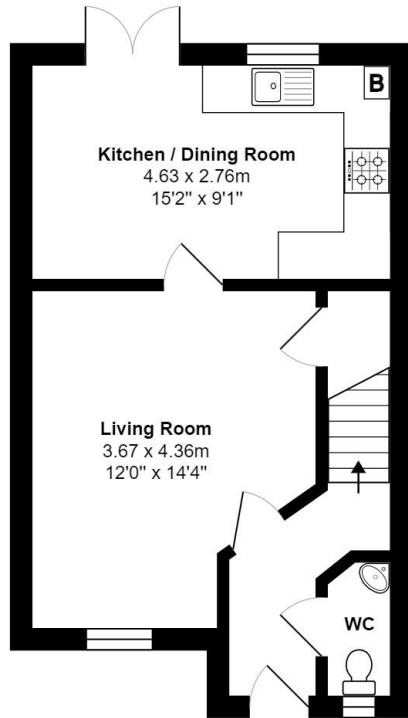
### Council Tax Band

C

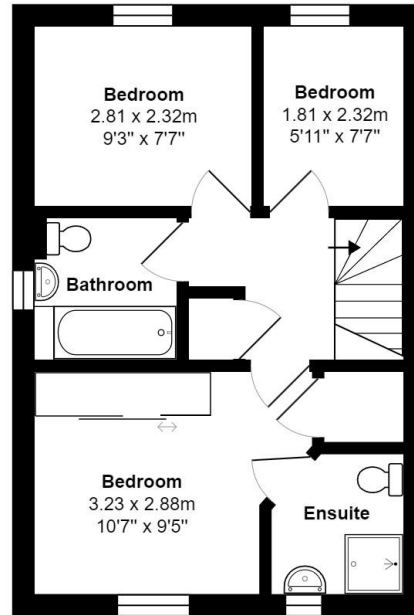




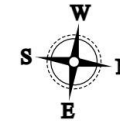
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		95
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor

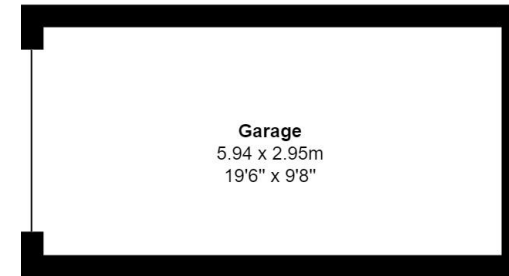


First Floor



Total Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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