



Badger Walk, Shaftesbury

Offers Over: £460,000



## Badger Walk, Shaftesbury, Dorset, SP7 8FY

- Modern Four Bedroom Detached Home •Over 1300sqft Of Accommodation
- Double Garage & Studio •Two Reception Rooms •Kitchen & Separate Utility Room
- Principal Bedroom With Ensuite & Built-In Wardrobes •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 farmers' market, cafés, charity shops, various retail shops, veterinary practice and a cottage hospital. 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.

### DESCRIPTION

Occupying in excess of 1300sqft of accommodation, this four-bedroom detached home makes for a brilliantly versatile family home located within close proximity of Shaftesbury's thriving town centre, schools and amenities.

### THE PROPERTY

Opening into a central entrance hall, the main sitting room is located to left of the home and boasts a dual aspect including French Doors that lead onto the garden meaning for an abundance of natural light throughout.



A further reception room is currently utilised as home office but equally provides the opportunity for a play room or hobby room as desired. In addition, the house offers a separate dining room that subject to the relevant building consents could be opened into the kitchen beyond to form an impressive kitchen breakfast room if preferred. The kitchen itself is a modern suite featuring a range of built in appliances, work surfaces and storage options whilst the dual aspect windows again allow for plentiful light and views onto the garden.

A useful utility room and cloakroom complete the ground floor whilst upstairs plays host to four well-proportioned bedrooms including the principal room that runs the depth of the building to feature built in wardrobes and an ensuite shower room. Finally, the three-piece family bathroom concludes the internal accommodation.

It should also be noted that located above the double garage is a studio space with external steps and entrance to further increase the versatility of the home.







## OUTSIDE

**Front:** A double garage complete with power provides useful storage or parking solutions whilst externally the property provides an allocated parking space.

**Rear:** The landscaped rear garden has been created into a low maintenance space combining several patio seating areas amongst shingled flower beds.

## SERVICES

All mains services are connected.

## TENURE

Freehold.

## COUNCIL TAX

Dorset Council Tax Band E.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

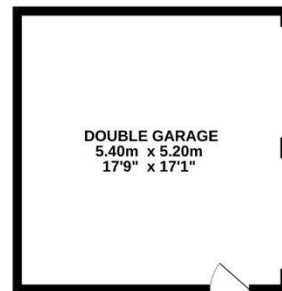
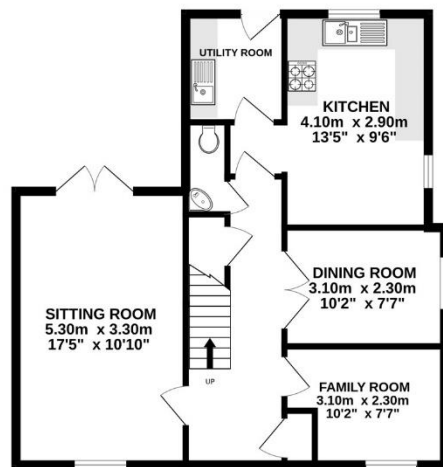
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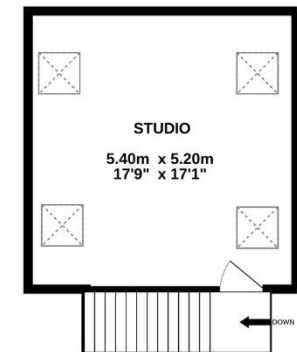
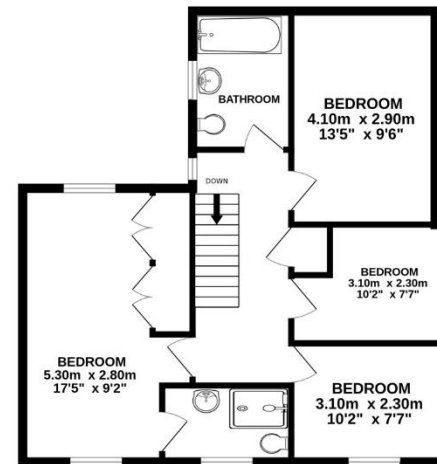
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**GROUND FLOOR**  
88.6 sq.m. (953 sq.ft.) approx.



**1ST FLOOR**  
92.7 sq.m. (997 sq.ft.) approx.



**TOTAL FLOOR AREA : 181.2 sq.m. (1951 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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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.

10 April 2024