



**Castle Hill Close, Shaftesbury**

**Guide Price £325,000**



## Castle Hill Close, Shaftesbury, Dorset, SP7 8LQ

- No Forward Chain •Three Bedroom Semi-Detached Home
- Popular Location Within Shaftesbury
- Driveway Parking & Garage
- Extended To The Rear OF The Home
- EPC: D

### 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. 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. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others.

### DESCRIPTION

Located in an ideal position on the edge of this quiet cul de sac at the bottom of Castle Hill, this comfortable property has been extended over the years and would make a lovely family home. Shaftesbury town centre is just a short walk from Castle Hill Close, there is a children's playground nearby and the Abbey CE (VC) primary school is 0.6 miles (15 mins walk) away in nearby St James.



The spacious sitting room with picture window to the front offers lots of natural light. The dining room (originally the kitchen/diner) spans the width of the property and could easily be reconfigured and extended into the current kitchen and sun room to create a large, open plan kitchen diner, ideal for today's more relaxed living style.

The current kitchen is modern with lots of storage and built-in oven and hob. The adjoining sunroom, which overlooks the garden, has access to the large garage. There is also a useful downstairs cloakroom located off the entrance hall.

Upstairs there are two spacious double bedrooms, the master bedroom with fitted wardrobes, as well as a third single bedroom. The family bathroom has been converted to a wet room for ease of use.







## OUTSIDE

Outside the driveway provides parking for two cars while the larger than usual garage has power and lighting.

The sunny, garden at the rear is enclosed by wooden panel fencing and has a large patio which offers plenty of space for garden furniture essential to make the most of this perfect suntrap.

## TENURE

Freehold.

## SERVICES

All mains services are connected.

## COUNCIL TAX

Dorset Council Tax Band C.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

01747 213106

[www.boatwrights.co.uk](http://www.boatwrights.co.uk)

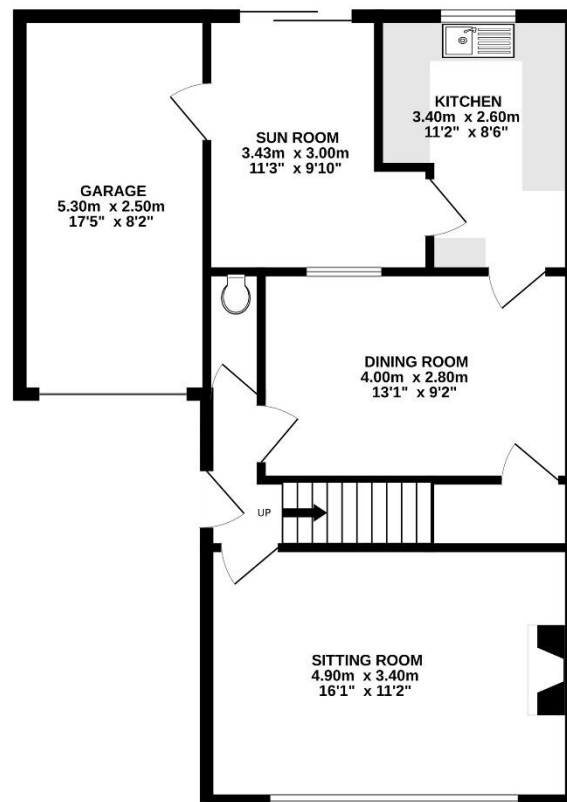
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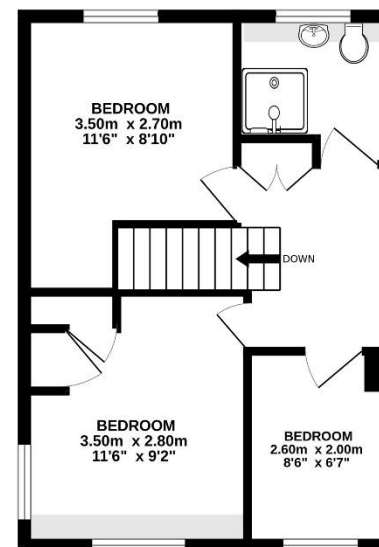




**GROUND FLOOR**  
63.8 sq.m. (687 sq.ft.) approx.



**1ST FLOOR**  
34.7 sq.m. (374 sq.ft.) approx.



**TOTAL FLOOR AREA : 98.5 sq.m. (1061 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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11 January 2024

