



5 St James Street, Shaftesbury, Dorset

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**STRUTT
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BNP PARIBAS GROUP

5 St James Street, Shaftesbury, Dorset SP7 8HE

A charming, Grade II Listed, semi-detached thatched cottage with delightful garden and the backdrop of a beautiful green open space

Shaftesbury High Street 300 metres, Gillingham train station 5.2 miles (Salisbury 24 mins, London Waterloo 2 hrs 2 mins), A303 8.8 miles, Salisbury 20 miles, Bournemouth Airport 29 miles, Bristol Airport 43 miles

Sitting & dining room | Garden room | Kitchen/breakfast room | Utility | Cloakroom | 2 En suite bedrooms | Garden | EPC Rating D

The property

Believed to date to the 18th century, with white painted brick elevations, stone ashlar gable-ends and casement windows, 5 St James Street offers a wealth of character features including flagstone flooring, exposed beams, ledged plank doors and an inglenook fireplace. On the ground floor, the reception room offers two front aspect windows with window seats and the warming ambience of the feature fireplace, while an alcove to the side of the chimney breast offers space to set up a desk. A dining area adjoins the seating area and is ideal for family gatherings and entertaining friends, with an aperture and step up leading through to the kitchen/breakfast room. With a vaulted ceiling and exposed beams, the neatly designed kitchen is fitted with modern white cabinetry and AEG appliances, topped with granite work tops with an area for informal dining. Two steps rise into the adjoining garden room which is filled with natural light courtesy of full-height windows and glazed doors overlooking the garden. To either side, useful recesses provide spaces for a utility and a cloakroom. On the first floor, the landing provides fitted storage and gives access to the principal bedroom which enjoys the benefit of a well-appointed en suite bathroom.

On the second floor, a further en suite bedroom benefits from the tucked away, attic level setting and features exposed rafters.

Outside

The aesthetically designed and well-maintained rear garden provides an outdoor sanctuary, a stone's throw from the town's facilities. A sheltered paved terrace, adjoins the cottage offering a secluded space with opportunities for dining al fresco, extending the living space into the garden. Steps lead up to a lawned area which is framed by attractively planted curved beds and low-level clipped evergreen hedging, with a further seating area in the far corner with a timber pergola and a brick shed. At the front of the property, steps with wrought-iron banister lead up to the entrance door which offers a small hood over with shaped brackets. On-street parking is available on St James Street.

Location

Pretty character stone houses and cottages create the picturesque street-scene of St James Street, which is situated on the southern side of Shaftesbury, with the Jubilee Path providing a tranquil walkway into the city centre. Offering a comprehensive range of amenities including High Street and boutique shopping, a delicatessen, Tesco Superstore. A health centre and community hospital, along with an arts centre. Communications in the area are excellent with the A303 providing links to the national motorway network, London and the West Country. Gillingham and Tisbury stations offer mainline services to Salisbury and London Waterloo.

The nearby towns and cities of Sherbourne, Bath and Salisbury offer a wider range of facilities between them.

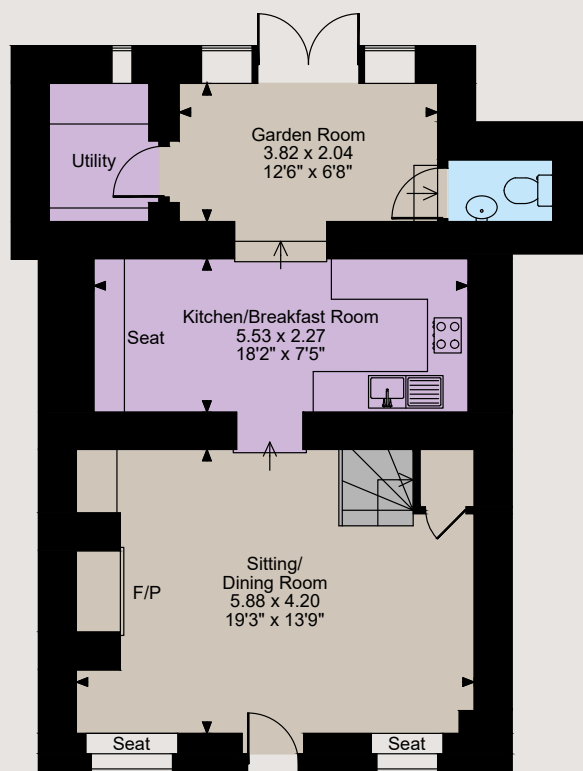
The area offers a wide range of noted independent schools including Port Regis, Sandroyd School, Handford School, Claysmore, Bryanston, Godolphin and Sherborne School.



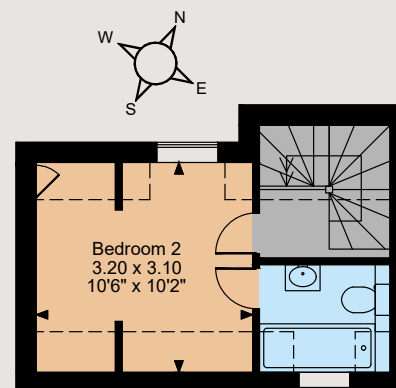


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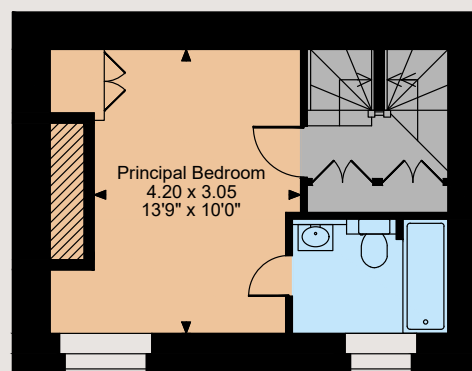
House internal area 1,000 sq ft (93 sq m)
For identification purposes only.



Ground Floor



Second Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Salisbury take the A30 to Shaftesbury. At the first roundabout take the 2nd exit on to Salisbury Road. Take the first left onto lower Blandford Road. Take the right turn to Hawkesdere lane and continue until joining St James Street. The property will be on your right.

General

Local Authority: Dorset Council

Services: Mains electricity, gas, water and drainage. Underfloor heating to the ground floor.

Council Tax: Band D

Tenure: Freehold

Guide Price: £375,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

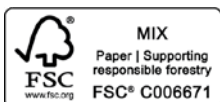
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