



## 2 UMBERS HILL, SHAFTESBURY, SP7 8LB

**£850,000**  
**FREEHOLD**

3 in 1, arguably one of the most unique, joyful and contemporary detached dwellings in Shaftesbury, set in amazing outside spaces.





## 2 UMBERS HILL



### DESCRIPTION

Starmead House, is a totally unique and joyful dwelling tucked away, hiding in a secretive site on the western slopes of Shaftesbury with some beautiful far reaching views. The main home is full of surprises, as a whole a large 4/5 bedroom detached two storey dwelling OR alternatively, unfolds to offer a comfortable 2/3 bed single storey home to the first floor of the building with a further separate 2 bedroom unit/annexe to the ground floor. Additionally, above the double garage, the former workshop has been converted to a quirky 'lodge' providing a kitchen with relaxing area, sleeping quarters and shower room. The spaces have been used by the current owners for multi generational living with the three set ups having independent accesses.

In brief, the accommodation offers an entrance porch, opening to a generous reception hall with doors leading off to the principal reception, affectionally known as 'the ski lodge' with a wonderful vaulted ceiling and triple floor to ceiling windows and open fireplace, a large kitchen with cool breakfast bar, built in cooking appliances and dining space being double aspect punctuated with clever fenestration. Additionally, there is a utility adjoining with rear access. From the reception hall is an impressive main bedroom with luxury ensuite with slipper bath and double shower cubicle and door to rear terrace, there is also a further double bedroom with shower room adjacent. From the sitting room is a study/potential bedroom with staircase the the ground floor/annexe.

The lower floor/annexe comprises of an independent access/reception hall, leading to a large open plan living/kitchen space with triple windows to the front elevation, two bedrooms and a shower room.

The 'lodge' offers a funky open plan kitchen with space for a sofa/dining table, two sleeping areas and a shower room. A door within leads to the 'veranda', timber and artificial turf, partially covered for chilling out time.

The grounds - approached by a private lane, a driveway provides parking for several cars with double garage to side. The gardens are in several parts with areas to enjoy the sun or tuck ones self away in a shady corner. To the north western side is a quiet tucked away shady seating area with a pathway to a paved terrace running along the whole of the rear elevation, continuing to a timber terrace at the side. Steps from the rear paving lead to the 'Monks terrace' set in a quiet haven, an ideal hideaway to enjoy a glass of wine in the evening, from this area area lovely far reaching views to Duncliffe. Beyond this lies a sloping wooded area left to nature, 'a mini eden project'.

### **SITUATION - Shaftesbury**

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

### **ADDITIONAL INFORMATION**

Services: Mains Water, Gas, Electricity & Drainage.

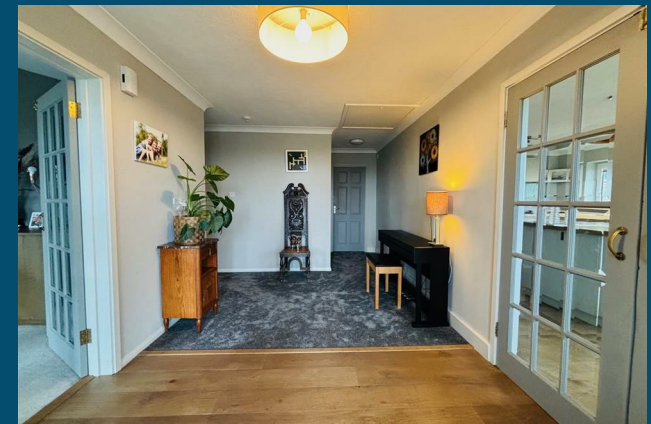
Council Authority: Dorset Council ~ Council Tax Band: F

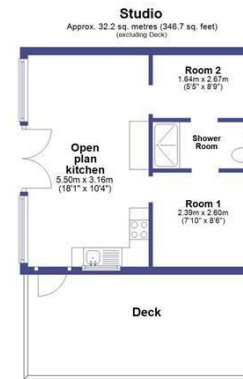
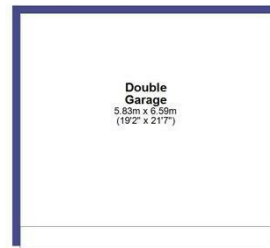
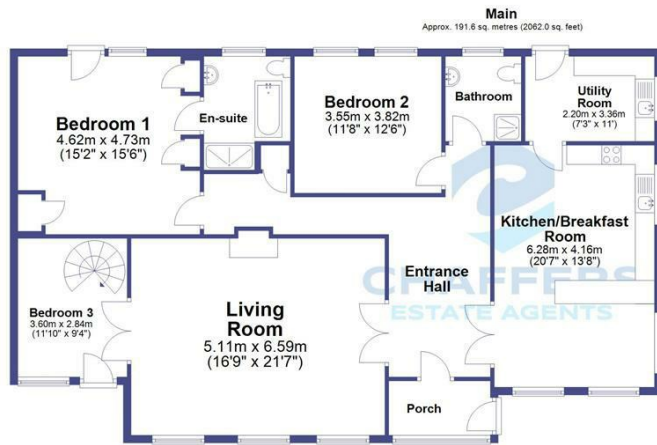
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D

**DIRECTIONS** - Proceed along Bimport and continue slowly down St Johns Hill and near the bottom of the hill turn right into Breach Lane. Turn immediately right continuing into Breach Lane and after 300 yards or so turn into Umbers Hill. Access to the property is found via a private lane immediately on the right hand side.

## **2 UMBERS HILL**





Total area: approx. 296.0 sq. metres (3186.1 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 70        |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Gillingham Office  
6 The Centre High Street  
Gillingham  
Dorset  
SP8 4AB

01747 822233  
gillingham@chaffersestateagents.co.uk  
www.chaffersestateagents.co.uk

