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ESTATE AGENTS



## Buddens Lane

Shaftesbury, SP7 0LY

A three double bedroom detached bungalow positioned on a third of an acre plot set in beautiful rural surroundings with stunning views across the Blackmore Vale Valley. The property is offered to the market with no onward chain.

**Offers Over £475,000 Freehold**

Council Tax Band: E

# Buddens Lane

## Shaftesbury, SP7 0LY



### DESCRIPTION

The property is entered via an entrance porch leading to a large hallway with doors leading off to all the main rooms of the property. The living room faces the rear garden and is a light and airy room enjoying a double aspect with woodburner and patio doors leading out to the patio overlooking the Blackmore Vale. The double aspect kitchen is a good size and has a range of modern fitted units with an aga, sink, integrated dishwasher, integrated fridge, larder cupboards and space for additional appliances. From the kitchen a door opposite leads through to the utility room with boiler, sink, space for additional appliances, storage cupboard and door leading out to the driveway. All of the bedrooms enjoy a double aspect and are doubles with the main bedroom benefitting from built in wardrobes. Completing the internal accommodation is shower room with shower, hand wash basin and low level WC and further separate bathroom with bath, hand wash basin and low level WC. Outside the property benefits from generous gardens on three sides totalling just over a third of an acre. The garden is mainly laid to lawn with many established shrub borders and trees, with a patio area to the rear facing a southerly direction that enjoys sensational country views over the village and to the hills beyond. At the front of the property is a driveway providing

ample parking leading to a large garage with full power and lighting, outside tap, polytunnel, useful storage shed/workshop and large vegetable garden.

### SITUATION - West Melbury

The highly sought after hamlet of West Melbury is located between Shaftesbury and Blandford at the foot of Melbury Hill, parallel to the A350. Melbury Abbas is a scattered parish consisting mainly of cottages, farms and larger properties with a delightful country church set in a quiet location. It is within easy driving distance of several small market towns including Shaftesbury, Gillingham and Blandford Forum. Shaftesbury is approximately 2 miles away and has supermarkets, a doctor's surgery and several dentists, a cottage hospital as well as a good selection of shops and services. Other towns within commuting distance from the property include the Cathedral City of Salisbury and the historic town of Sherborne with its famous Abbey and castles. There are excellent schools in the area with primary and secondary schools at Shaftesbury, Gillingham and Sturminster Newton. Independent schools nearby include those at Clayesmore, Port Regis and Sandroyd with further schools at Bruton and Sherborne. West Melbury is located with convenient commuting links to the A303,

providing good road access to London and the South West. There are also great rail links with stations at Gillingham, Warminster and Tisbury. Bristol and Bournemouth Airports are also within a comfortable driving distance.

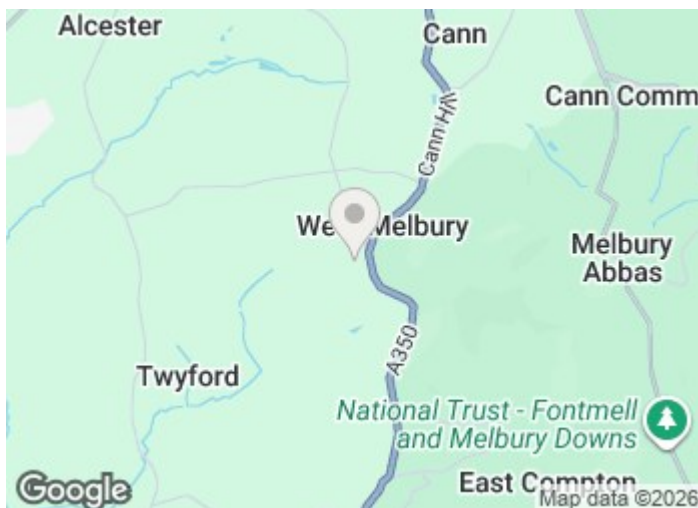
### ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Private drainage - new water treatment plant. Oil central heating.

Council Authority: Dorset Council ~ Council Tax Band: E

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: E

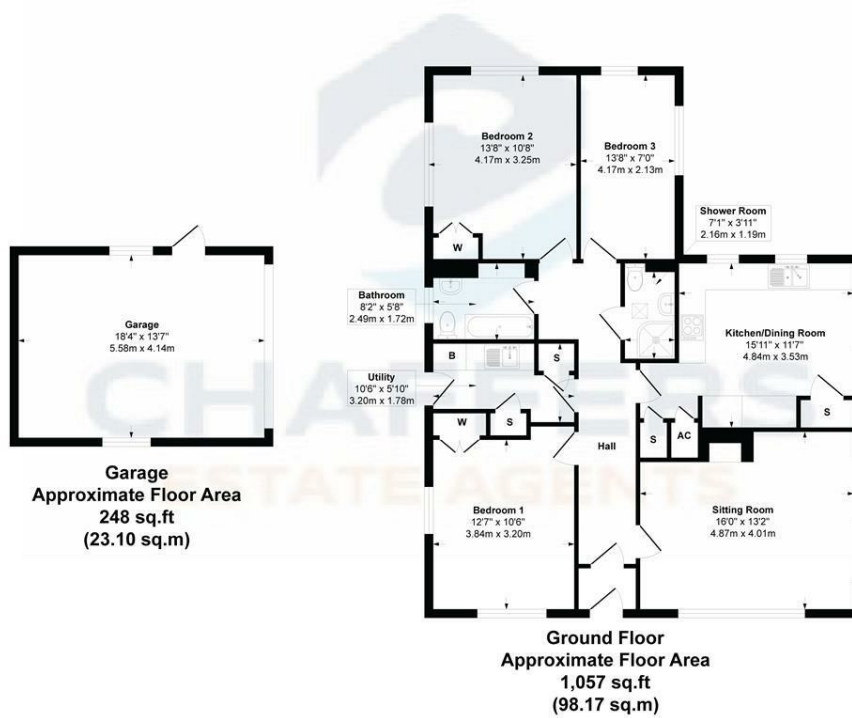


### Directions



**Floor Plan: Not to scale ~ For identification purposes only.**

**Buddens Lane West Melbury, Shaftesbury, Dorset, SP7**



**Approximate Gross Internal Floor Area 1,305 sq. ft / 121.27 sq. m**

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	