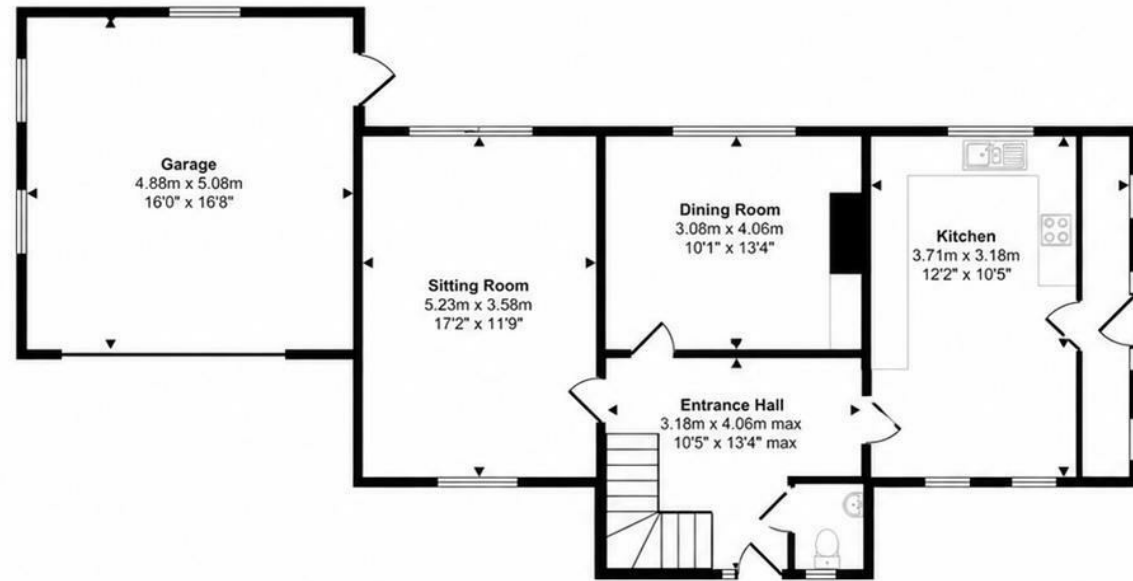


Ground Floor
Approx 101.7 sq m / 1095 sq ft



First Floor
Approx 68.1 sq m / 733 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Long Cross
Shaftesbury

Guide Price
£795,000

A well proportioned three bedroom detached home, set in a privileged position on the outskirts of Shaftesbury with fantastic far reaching views towards Duncliffe Hill and beyond. The property comes with the significant added bonus of granted planning permission for a four bedroom detached house in the side garden, presenting an outstanding opportunity for development, investment or simply to enjoy the generous plot as it stands.

The accommodation is arranged across two floors and has been well maintained throughout by the current owners, who have redecorated, replaced carpets and landscaped the garden since moving in. A sitting room, separate dining room and kitchen are found on the ground floor, alongside a WC and an attached double garage. To the first floor, three generous double bedrooms are found, all served by the family bathroom.

Outside, a fully enclosed and south facing garden is mainly laid to lawn. To the front, a generous driveway with newly installed electric gates provides parking for several vehicles, with the attached double garage and the side plot holding the granted planning permission.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



The Property

Inside

Ground Floor

An entrance hall leads through to the principal rooms and a WC. The sitting room is a generous and comfortable reception space, with the separate dining room alongside providing a dedicated everyday dining and entertaining space. The kitchen is fitted with gloss units and laminate worktops, with a built-in electric oven, gas hob and extractor, enjoying views over the rear garden and the fields beyond. There is also scope to update and improve the kitchen to suit the new owner's taste.

First Floor

Stairs rise to the landing where three well proportioned bedrooms are found, including a generous principal bedroom. All three bedrooms are served by the family bathroom. The Eaves provide plenty of storage space.

Outside

Garden

A fully enclosed and south facing garden mainly laid to lawn, enjoying lovely far reaching views towards Dunccliffe Hill and beyond. The garden has been well maintained and landscaped by the current owners, creating a pleasant and private outdoor space.

Garage & Parking

An attached double garage with up and over door sits to the front of the property, alongside a generous driveway providing parking for several vehicles, with newly installed electric gates completing the frontage.

Planning Permission

The side garden holds granted planning permission for a four bedroom detached house with two reception rooms and two bathrooms, under planning reference P/FUL/2025/06066. This presents an exceptional opportunity for development or investment and adds considerable value to an already impressive plot.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
Gas Fired Central Heating
Mains Drainage
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

Location and Directions

Shaftesbury is a popular and historic hilltop market town, renowned for the iconic cobbled Gold Hill and its stunning views over the Blackmore Vale, with a good range of independent shops, cafés, restaurants, supermarkets and everyday amenities. Gillingham mainline railway station is just a short drive away, providing direct services to London Waterloo and the West Country, whilst the surrounding countryside offers some wonderful walking and cycling routes directly from the doorstep.

Postcode SP7 8QP

What3words
///hillside.assure.starlight

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.