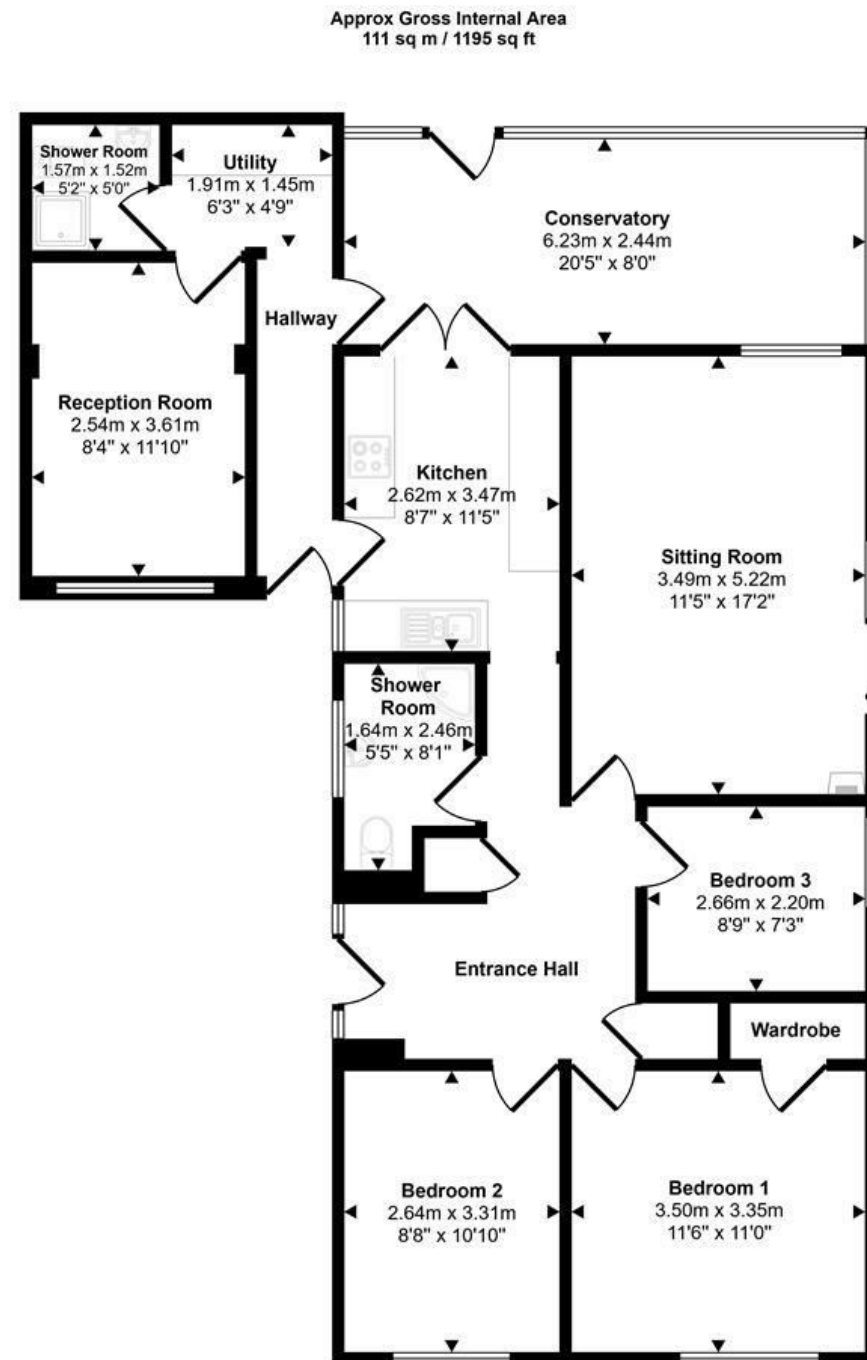




Floorplan

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.

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



Oxencroft Shaftesbury

Offers In Excess Of
£395,000

Bright, Spacious & Exceptionally Versatile – Detached Modern Bungalow Near Town

This bright and spacious detached modern bungalow offers outstanding flexibility, ideal for multi-generational living, home working, or simply enjoying a comfortable and adaptable lifestyle. Situated within easy reach of the town, it blends practical modern living with generous outdoor space and eco-conscious features.

The accommodation is versatile and well laid out, offering two to three reception rooms: a sitting room with sliding doors opening onto the garden, a large conservatory with space for both seating and dining—complete with a self-cleaning, anti-glare roof—and an additional room that could be used as a study, hobbies room, or fourth bedroom. There are three to four bedrooms and two modern shower rooms, offering ample room for families or guests. The contemporary kitchen is fitted with sleek units and there is a useful utility room. Together with the adjacent shower room and flexible bedroom/study, this area could easily be re-configured to create an annexe—ideal for extended family or independent living.

Outside, the sunny, low-maintenance garden is both private and practical, with a range of sheds, and a garden cabin, providing excellent storage, creative area or workshop space. The property also benefits from generous off-road parking, an EV charging point, and solar panels that not only help reduce energy bills but also provide a regular income.

A smart and sustainable choice for buyers seeking space, flexibility, and convenience in a well-connected location.



The Property

Accommodation

Inside

The main entrance is located to the side of the bungalow where the front door opens into a bright, spacious and welcoming entrance hall with storage cupboards and doors leading off to the shower room, sitting room, kitchen and three bedrooms.

The good sized sitting room has plenty of space for settees and armchairs and a sliding door opens to the paved seating area to the side of the property. The kitchen is fitted with a range of modern wood effect units consisting of floor cupboards, separate drawer unit and eye level cupboards plus a bottle rack. You will find a generous amount of work surfaces with a matching laminate splash back and a stainless steel sink and drainer with a mixer tap. There is space for an under counter fridge and freezer and plumbing for a dishwasher, you will also find a built in electric oven and induction hob. Double doors open into the large conservatory where there

is plenty of room for sitting and dining.

There is also a separate utility with floor and eye level cupboards plus space for tumble dryer and plumbing for a washing machine. There are two shower rooms - one leads off from the utility and would serve as an en-suite to the study/bedroom. The other shower room serves the other three bedrooms, two of which are double sized - main with walk in wardrobe and the third bedroom is a good sized single.

Outside

Parking and Garden

At the front of the bungalow there is plenty of parking for multiple vehicles or for a caravan, boat or motor home. A timber gate opens to the good sized rear garden. This has been landscaped for easy maintenance and is laid to paved seating area with a water feature and flower troughs, lawn and a gravelled area. There are three sheds and a large cabin with power that lends itself to a work from home space, hobbies room, work shop or storage. The garden is fully enclosed, with a high degree of privacy and enjoys a sunny aspect.

Useful Information

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.

Energy Efficiency Rating B
Council Tax Band D
uPVC Double Glazing
Gas Fired Central Heating from a combination boiler
Mains Drainage
Freehold
Wholly owned Solar Panels that provide and income and reduce bills - there is also a battery store.

Location and Directions

The property is located in the historic hilltop town of Shaftesbury - famous for the Gold Hill, Hovis advert. The bungalow is just a short level walk to the town centre, with a range of facilities close by that include supermarkets and take-out outlets. The town has a wonderful range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and is well known for its arts and crafts and entertainment venues. Five miles away in Gillingham, there is a mainline train station that serves London Waterloo and Exeter St. David's.
Postcode - SP7 8EE
What3words - ///should.elated.unscrew