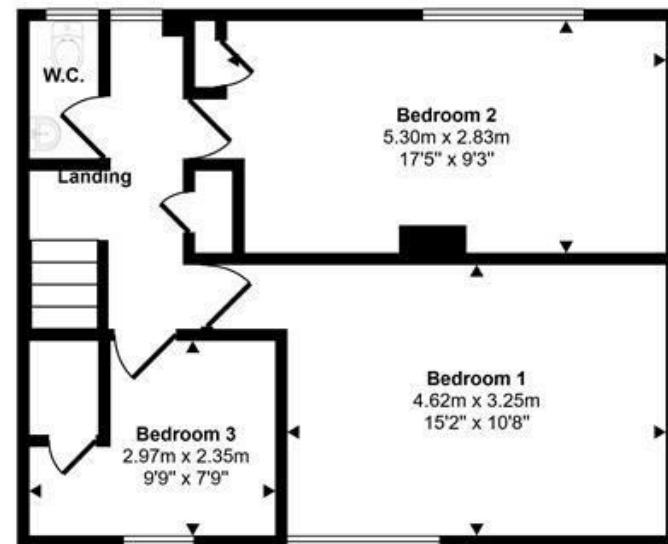


Ground Floor  
Approx 52 sq m / 564 sq ft

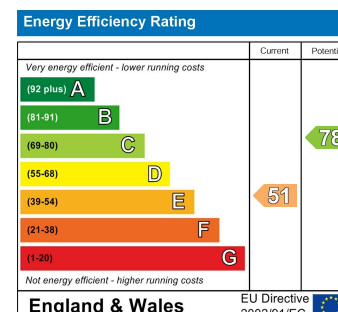


First Floor  
Approx 48 sq m / 515 sq ft

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.

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Denham Drive  
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Offers In Excess Of  
£160,000

\*\*\*MOTIVATED VENDOR\*\*\*FAR REACHING VIEWS\*\*\*CASH BUYERS IDEALLY\*\*\*SOUTH FACING SUNNY GARDEN\*\*\*  
Ready to make your move? This generously sized three-bedroom terraced home is packed with potential and set in a peaceful rural spot with stunning views across open fields — the perfect blend of space, charm, and opportunity.

Step inside to discover a bright and welcoming layout, featuring two roomy double bedrooms, a versatile single bedroom or office space, a spacious sitting room with a gas fire, a functional kitchen, a sun room that looks out over the rear garden, and the convenience of both a bathroom and a cloakroom. Whether you're dreaming of a cosy country retreat or a stylish modern upgrade, there's fantastic scope here to put your own stamp on every room.

Outside, you'll find off-road parking for two cars, handy side and rear access, and a lovely garden complete with two sheds — one purpose-built, the other timber — ideal for hobbies, storage, or even a workshop.

Set in a quiet community of similar homes, this property offers rural living with a real sense of space, privacy, and potential. So whether you're a first-time buyer, growing family, or savvy investor, this is your chance to create something special.

Please note: Due to non-standard construction (Cornish Construction), lending options may be limited — check with your mortgage advisor.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a welcoming and good sized entrance hall with stairs rising to the first floor and plenty of room beneath for coats, boots and shoes, plus doors leading off to the sitting room, kitchen and bathroom. For practicality, the floor is laid in an attractive patterned vinyl, which continues into the kitchen and bathroom. The spacious sitting room lies to the front of the house and has a fireplace with a gas fire and back boiler.

The kitchen could be planned to accommodate a dining table and chairs. It is currently fitted with a range of floor cupboards with drawers and open ended display shelves and eye level cupboards. There is a generous amount of work surfaces with a tiled splash back and a one and a half stainless steel sink and drainer with a mixer tap. There is space for a slot in electric cooker and fridge/freezer and plumbing for a washing machine. From the kitchen a door opens into a useful sun room that overlooks the rear garden and provides a quiet spot for

relaxing.

The bathroom is fitted with a vanity wash hand basin, WC and bath with shower above.

##### First Floor

Stairs rise to a good sized landing with window to the rear that takes in a lovely countryside view and there are doors leading off to the bedrooms and cloakroom, which is fitted with WC and wash hand basin. There is a good sized single bedroom that could be used as a home office plus two spacious double bedrooms. The rear bedroom has a fabulous rural outlook.

#### Outside

##### Parking

At the front of the house there is a generously sized tarmac drive with space to park two cars. An arch to the side leads under the house to a timber gate that opens to the rear garden.

##### Garden

Immediately to the back of the house there is a paved seating area with a path that leads down the garden to the rear gate, which opens to the lane. The path is edged by a flower bed. There is a purpose

built shed, metal storage and a timber garden shed as well as a covered space that is good for storage. The garden is fully enclosed and enjoys a sunny aspect with potential to create an outdoor space to your own taste.

### Useful Information

Energy Efficiency Rating E  
Council Tax Band A  
uPVC Double Glazing  
Gas Fired Central Heating from a back boiler  
Mains Drainage  
Freehold

### Directions

#### From Gillingham

Leave Gillingham via Newbury heading towards Shaftesbury. Just before the Turnpike Kennels turn right onto Lox Lane. At the end turn left onto Sherborne Causeway. Turn next right into Cherry Orchard Lane and second right into Coles Lane. At the end of this road turn right onto the B3091 heading towards Sturminster Newton. Take the second turning left by the post box and bear to the right. The property will be found to the right of the island.

Postcode SP7 0AJ

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.