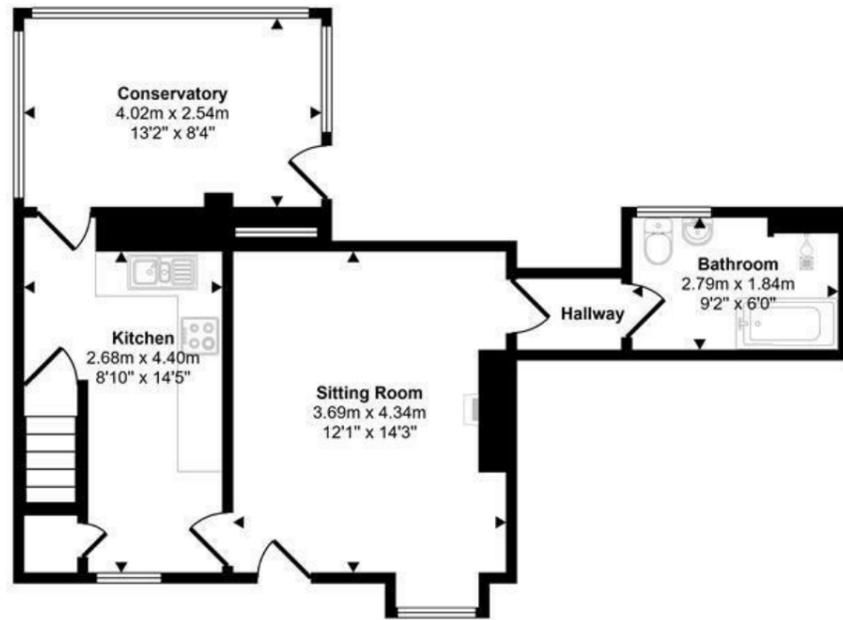
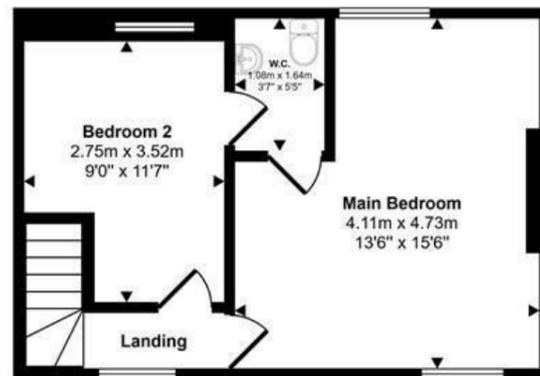




Approx Gross Internal Area  
81 sq m / 877 sq ft



Ground Floor  
Approx 48 sq m / 520 sq ft



First Floor  
Approx 33 sq m / 357 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.



Tout Hill  
Shaftesbury

Asking Price  
£315,000

A charming period cottage with two generously sized bedrooms, character features and a delightful south facing courtyard garden, situated within the desirable and historic Enmore Green area of Shaftesbury and within easy walking distance of the town's vibrant high street and amenities.

The property has been the much enjoyed home of our sellers for the past seven years and during this time has benefited from improvements, including an updated kitchen designed in a contemporary country style. The cottage combines period charm with modern comfort and enjoys features such as exposed beams, a gas stove style fire and a bright conservatory overlooking the garden.

Outside, the property boasts a pretty and private south facing courtyard cottage garden designed for ease of maintenance with seating areas, a pergola and wildlife pond, creating a peaceful space for relaxing or entertaining. In addition, there is the advantage of an allocated off road parking space located to the rear of the property.

This lovely home offers comfortable and characterful accommodation that would suit a variety of buyers, whether as a first home, investment or a charming town residence. It is essential that a viewing takes place to fully appreciate both the inside and outside of this home as well as the convenient location.

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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			
		57	81
England & Wales		EU Directive	



#### Accommodation

##### Inside

The accommodation is entered from the front into the sitting room, which is a comfortable reception space with window to the front aspect and feature fireplace fitted with a gas stove that provides a warm and cosy focal point.

From the sitting room there is access to the kitchen, which has been refurbished by the current owners in a contemporary country style. The kitchen is fitted with a range of shaker style units consisting of floor and eye level cupboards and drawers with wooden work surfaces. There is an integrated Smeg™ oven with gas hob and extractor hood above, together with a dishwasher and space for a fridge/freezer and washing machine. The kitchen provides good storage and work space for everyday cooking.

From the kitchen there is access to the conservatory, which enjoys an outlook over the rear garden and provides a bright and versatile space suitable for dining or relaxing. Doors open directly to the garden.

Also located on the ground floor is a lobby area with built in storage leading to the bathroom. The bathroom is fitted with a modern suite consisting of a bath, separate walk in shower, wash hand basin with vanity storage and WC.

Stairs rise from the kitchen to the first floor landing with window to the front aspect allowing for natural light.

There are two generously sized double bedrooms. The principal bedroom benefits from two windows allowing plenty of natural light and space for wardrobes and additional furniture.

Bedroom two is also a good sized double room and enjoys an outlook over the rear garden.

There is also the benefit of a conveniently positioned WC serving the bedrooms.

##### Outside

To the rear of the property there is a charming south facing courtyard style cottage garden offering a good degree of privacy.

The garden has been designed with ease of maintenance in mind and is arranged with paved and gravel areas complemented by mature planting. A pergola provides an attractive seating area and there is also a wildlife pond, which enhances the natural charm of the garden.

This delightful outdoor space provides a lovely setting for relaxing, entertaining or enjoying the warmer months.

The property benefits from an allocated off road parking space located to the rear of the property with gated access from the garden.

#### Useful Information

Energy Efficiency Rating D  
Council Tax Band B  
uPVC Double Glazed Windows  
Gas Fired Central Heating  
Mains Drainage  
Freehold

#### Location and Directions

Shaftesbury is a delightful Saxon hilltop market town with a rich history dating back over 1,000 years. Renowned for the iconic cobbled street of Gold Hill and its stunning views over Thomas Hardy's Blackmore Vale, the town offers a wonderful blend of heritage, community and countryside. The property is located in the desirable Enmore Green area on the northern side of Shaftesbury, within easy walking distance of the town centre and its range of independent shops, cafés, restaurants and everyday amenities. The town also benefits from a supermarket, cottage hospital and schooling for various ages. The surrounding countryside provides many scenic walking routes.

Postcode – SP7 8LX  
What3words - //jingles.tune.tilts

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.