



INYANGA

ST JOHNS HILL, SHAFTESBURY

JACKSON-STOPS 

INYANGA
ST JOHNS HILL, SHAFTESBURY

A SPACIOUS CONTEMPORARY HOUSE WITH SPECTACULAR VIEWS



DISTANCES

TOWN CENTRE WITHIN 5 MINUTES
WALK

GILLINGHAM 5 MILES

TISBURY 8 MILES

A303 8 MILES

SHERBORNE 16 MILES

SALISBURY 18 MILES

(ALL DISTANCES APPROXIMATE)

ACCOMMODATION

- Hall
- Sitting Room
- Open Plan Kitchen/Dining Area
- Study/Bedroom
- Two Further Bedrooms
- Shower Room/Utility
- Principal Bedroom on First Floor and En-Suite Shower Room
- Double Garage
- Workshop
- Car Parking
- Gardens

SITUATION

Shaftesbury, a Saxon hilltop town which dates back to the times of Alfred the Great who founded the Abbey in the 9th century, has a good range of facilities. These include cafes, restaurants, niche retailers, a boutique hotel, banks, supermarket, a small hospital, library, health centre and an arts centre. More comprehensive facilities can be found in the cities of Salisbury to the east and Bath to the north. There are mainline railway stations at both Gillingham and Tisbury (London Waterloo) and the A303 lies some 8 miles to the north, giving access to the south west and London, via the M3.

THE PROPERTY

Situated at the top of St Johns Hill, Inyanga is a fine contemporary property with accommodation over two floors with spectacular views over the Blackmore Vale. With rendered elevations under a pitched slate roof, Inyanga has spacious and adaptable accommodation. Subject to planning, the garage could be incorporated into the existing accommodation either as a separate annexe or to enlarge the current living area. Other attributes worthy of a mention include wood strip flooring, a delightful terrace accessed from the sitting room, a well equipped kitchen with Neff hob and ovens and good ceiling heights. The gas boiler was replaced 2 years ago.

OUTSIDE

The property is approached off St Johns Hill onto a large paved car parking and turning area adjoining which is the double garage with up and over door with light and power. Behind the double garage is a workshop with doorway to the rear. The garden lies to the rear and is approached via metal steps through a leylandii hedge. The garden has been carefully landscaped and designed with ease of maintenance in mind with a variety of ornamental grasses and flanked with a stand of bamboo.

EDUCATION

The area is renowned for its schools, both state and private. Abbey Primary School is just down the hill in St James and Shaftesbury Primary is on the other side of the town. Shaftesbury and Gillingham Secondary Schools are both extremely popular.

SPORTING AND RECREATION

Shaftesbury is a vibrant town with an attractive arts centre, small theatre and newly built dance studio. The town hosts a variety of fairs and festivals including The Gold Hill Fair, Snowdrop Festival and the Shaftesbury Fringe. There is a market every Thursday selling local produce. Magnificent walking, riding and cycling over the Cranborne Chase and the Blackmore Vale. Racing at Wincanton and Salisbury. Golf at Rushmore Park. Theatres at Salisbury, Bath, Poole and Bournemouth. Water sports on the south coast.



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TOTAL APPROX. FLOOR AREA 2135 SQ FT / 198.4 SQ M

PROPERTY INFORMATION

Services: Mains water, electricity, gas and drainage. Gas fired central heating.

Tenure: Freehold with vacant possession on completion

Local Authority: Dorset Council;
www.dorsetcouncil.gov.uk

Council Tax: Band D

EPC: Current band: C

DIRECTIONS (SP7 8LA)

From the Jackson-Stops office, turn left into Bimport passing the ambulance station and around into St Johns Hill.

Inyanga is just after the sharp right hand corner on the left hand side.

Viewing: Strictly by appointment with the sole agents Jackson-Stops, Shaftesbury. Telephone: 01747 850858



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

SHAFTESBURY

01747 850858

shaftesbury@jackson-stops.co.uk
jackson-stops.co.uk

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