

# 5 The Tynings

Shaftesbury • Dorset • SP7 8QX

  
KingsLand  
Property & Land Agents

**GUIDE PRICE £525,000**

*Spacious Four Bedroom Detached House with Garage and Parking*

**FOR SALE**



### ■ DESCRIPTION

Coming to the market for the first time having been in the same family since being built in the mid 1980's. Situated in a sought-after location providing excellent access to schools, the vibrant town centre of Shaftesbury and excellent road links. This detached house provides comfortable family sized accommodation with a delightful private rear garden, double garage and parking for several vehicles. The accommodation includes an entrance hall with cloakroom, good sized sitting room looking out towards the garden, elegant dining room, study/snug, stylish kitchen and utility room. There is also a substantial size conservatory to the side of the property. On the first floor there are four well-proportioned bedrooms, an ensuite shower room to bedroom one and a family bathroom. Situated in a private cul-de-sac of only three individual houses and approached via a shared gravelled drive there is a double garage and parking for several vehicles. The private rear garden is a delightful feature of the property with an abundance of mature stocked flower borders, established plants and shrubs and is predominately enclosed by hedging providing a good degree of privacy.

### ■ ACCOMMODATION

- **ENTRANCE HALL** Obscured glazed front door bordered by windows either side providing a light and airy entrance. Radiator, understairs storage cupboard, understairs recess, dado rail and stairs rising to the first floor. Door leading through to the sitting room, kitchen, study/snug.
- **CLOAKROOM** Low level wc, wall mounted corner wash hand basin with cupboard below, part tiled walls, tiled floor, radiator, obscure double-glazed window to the side aspect.
- **STUDY/SNUG** Double glazed window to the front aspect, radiator, ornate corning, and dado rail.
- **SITTING ROOM** Well-proportioned light and airy room forming the heart of the home with double glazed sliding doors leading out to the patio and overlooking the rear garden. This room benefits from feature dado rail and corning, two radiators, a door leading through to the conservatory and double obscure glazed doors leading through to the dining room making this perfect for entertaining.





■ **CONSERVATORY** Fabulous additional living space with electric panel heaters, tiled flooring and double doors leading out to the rear garden.

■ **DINING ROOM** Elegant room with double glazed sliding doors leading out to the rear garden, dado rail, cornicing, radiator, and door leading through to the kitchen.

■ **KITCHEN** Stylish cream shaker style kitchen fitted with a range of wall, base and display units with worksurface over, one and half bowl stainless steel sink unit with mixer tap and drainer, four ring gas hob with double oven below and extractor fan above, integrated Bosch dishwasher, radiator, part tiled walls, tv aerial point, laminate tiled flooring and cupboard housing Vaillant gas central heating boiler, double glazed window to the front aspect and sliding obscured glazed door leading through to the utility room.

■ **UTILITY ROOM** Gallied utility room with a range of cream shaker style wall, base units, wine rack and drawers units with worksurface over, one and three quarter bowl stainless steel sink unit with mixer tap and drainer, double glazed window to the side aspect, integrated fridge freezer, Bosch microwave with warming plate under, space and plumbing for washing machine and tumble dryer, radiator, part tiled walls, laminate tiled flooring and double glazed door leading out to the rear garden.



## FEATURES

- Charming Detached Four Bedroom House in Sought After Location
- Sitting Room & Dining Room
- Shaker Style Kitchen
- Study/Snug & Conservatory
- Four Generous Sized Bedrooms
- Ensuite Shower Room & Family Bathroom
- Double Garage & Parking
- Enclosed Private Sunny Rear Garden
- Easy Access to Local Amenities and Schools



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From the hallway stairs lead to the:

## FIRST FLOOR

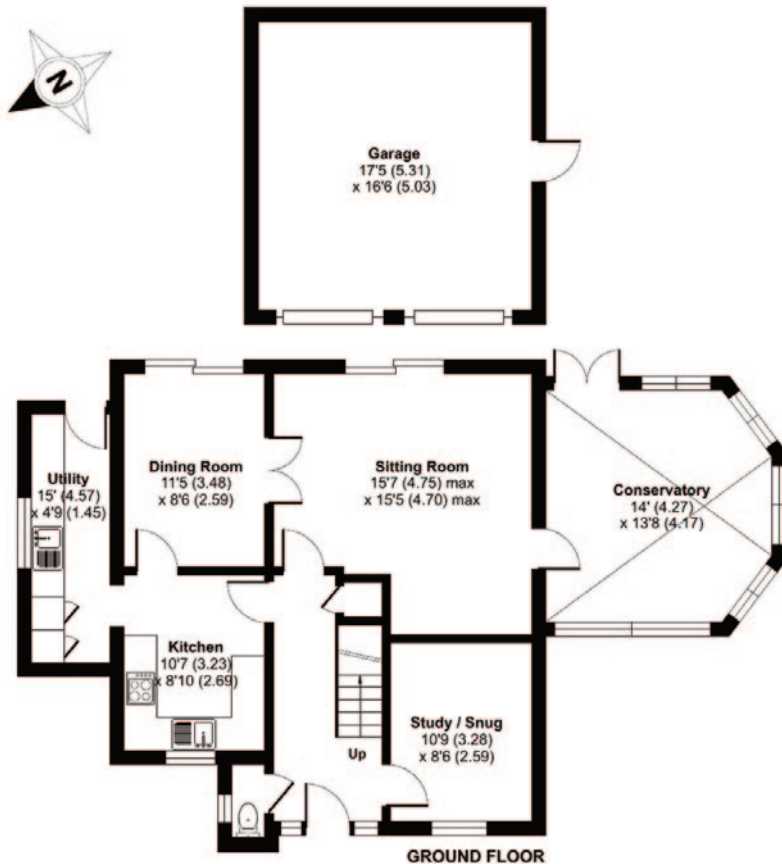
- **LANDING** Loft hatch, dado rail and doors to all rooms.
- **BEDROOM 1** Double glazed window to the rear with outstanding views towards Compton Abbas, radiator and door leading through to the ensuite shower room.
- **EN-SUITE SHOWER ROOM** Three piece suite with fully enclosed tiled corner shower, vanity wash hand basin with cupboards below, low level wc, part tiled walls, radiator, tiled flooring and obscure double glazed window to the side.
- **BEDROOM 2** Double glazed window to the rear with far reaching views, radiator.
- **BEDROOM 3** Double glazed window to the front aspect, corner cupboard with shelving over the stairwell housing the emersion.
- **BEDROOM 4** Currently being utilised as a study, radiator and double-glazed window to the front aspect.
- **FAMILY BATHROOM** White three-piece suite tiled enclosed bath with mixer tap and shower attachment, vanity wash hand basin with cupboards below, low level wc, chrome heated towel rail, part tiled walls, tiled flooring, obscure double-glazed window to the front aspect.



# 5 The Tynings

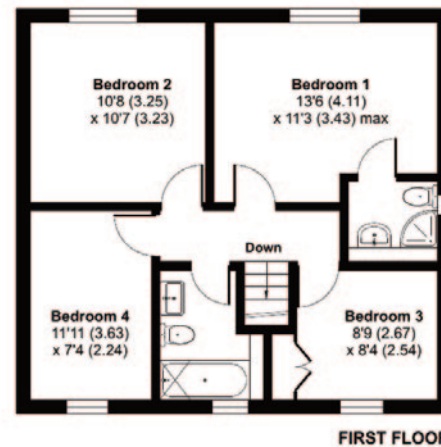
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## FLOOR PLANS



## The Tynings, Shaftesbury, SP7

Approximate Area = 1472 sq ft / 136.7 sq m  
 Garage = 287 sq ft / 26.6 sq m  
 Total = 1759 sq ft / 163.3 sq m  
 For identification only - Not to scale



## FOR CLARIFICATION

We wish to inform you prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishing.

Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars.

Viewing strictly by appointment through the agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/ecom 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1015903





## OUTSIDE

■ **FRONT GARDEN** At the front of the property steps to the front door bordered by mature shrubs and lawn. The shared gravel driveway gives access to the double garage and parking to the side of the house.

■ **REAR GARDEN** Well established private sunny rear garden mainly laid to lawn, raised patio areas leading from the dining room and sitting room, feature pond, interspersed with mature plants and shrub borders. Pathway leading to a patio area ideally for outside dining and entertaining, and to the garage personnel door with an additional storage area at the rear of the garages. A path leads around the outside of the conservatory to a further lawn area to the side of the house, all enclosed by panel fencing, mature hedging and trees.

■ **GARAGE** Double garage with two electric up and over doors, with light and power.

■ **LOCATION** The historic, hilltop, Saxon town of Shaftesbury offers a vibrant High Street with a variety of national and independent retailers for your everyday needs including opticians, dentist, doctors and a cottage hospital. There are a selection of supermarkets nearby including Tesco, Lidl and a Morrison convenience store in the town centre. Communications are excellent with the A350 running from north to the south coast through the town and the A303 to London can be reached in around 10 minutes by car. The nearby towns of Gillingham and Tisbury include mainline railway stations with services from London Waterloo to the West Country. The area is well known for the large choice of good State and Independent primary and secondary schools and a variety of outdoor and countryside activities including golf, cycling, shooting and horse riding.

■ **SERVICES** Mains water, electricity, mains drainage, gas central heating and telephone all subject to the usual utility regulations.

■ **CAUTION** NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

■ **COUNCIL TAX BAND** F

■ **TENURE** Freehold



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