

CAMBER LODGE

SALISBURY STREET, SHAFTESBURY, DORSET

JACKSON-STOPS

CAMBER LODGE
SALISBURY STREET, SHAFTESBURY, DORSET, SP7 8EL

AN EXTREMELY ATTRACTIVE, CREATIVELY DESIGNED, DETACHED HOUSE IN A PRIME POSITION WITHIN SHAFTESBURY, SET AMONGST MATURE AND PRETTY GARDENS.



DISTANCES

GILLINGHAM 4.4 MILES (EXETER AND LONDON WATERLOO CONNECTION)

CASTLE CARY 18 MILES (LONDON PADDINGTON CONNECTION)

SHERBORNE 16 MILES

BRUTON 15 MILES

BOURNEMOUTH INTERNATIONAL AIRPORT 27 MILES

(ALL MILEAGES APPROXIMATE)

ACCOMMODATION

Ground Floor

- Hall
- Drawing Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Sun Room
- Utility Room
- Downstairs WC
- Boot Room

First Floor

- Principal Bedroom with en-suite Bathroom
- Second Bedroom with en-suite shower room
- Three Additional Bedrooms
- Family Bathroom
- Store Room

Outside

- Integrated Double Garage
- Terraced area wrapping round the back of the property
- Gardens and grounds including an extensive terrace and pergola.

SITUATION

Camber Lodge is accessed off Salisbury Street, in central Shaftesbury, along an attractive brick set driveway. Shaftesbury is a Saxon hilltop town which dates back to the times of Alfred the Great who founded the Abbey in the 9th century. Local facilities include cafes, restaurants, niche retailers, a boutique hotel, banks, supermarkets, a small hospital, library, health centre and an arts centre with cinema. More comprehensive facilities can be found in the Cathedral city of Salisbury to the east, the Georgian spa town of Bath to the north and Sherborne to the west. 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

Dating from the late 20th century, Camber Lodge is an impressive family house with generously proportioned accommodation over two floors and constructed of brick under a pitched clay tile roof. The accommodation is sensibly configured and is extremely light and bright. Other attributes worthy of a mention include the French doors leading from the kitchen-dining room from the hall area, and from the sitting room through into an adjoining sun room.

OUTSIDE

The property is approached off Salisbury Street, the drive arcing through impressive, mature trees and opening out into a large brick-set parking area, which gives access both to the front of the house and the integrated double garage. (The drive is shared with one other neighbouring property).

Accessed from both sides of the house, there are delightful gardens to the rear, which are mainly laid to lawn and are enhanced with flowers, shrubs, mature hedging and a beautiful rose-covered pergola – all of which is linked to the house by extensive terracing.

EDUCATION

The area is renowned for its schools, both state and private. There are two primary schools in Shaftesbury, and secondary schools in Shaftesbury and Gillingham. The private sector includes Clayesmore, Bryanston, Kings School Bruton and Sherborne Boys & Girls schools. Prep schools include Port Regis, Sandroyd, Hanford, Bryanston, Clayesmore, Sherborne and Hazelgrove.





















SPORT AND RECREATION

Shaftesbury is a vibrant town with an active arts centre, small theatre and 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 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.

PROPERTY INFORMATION

Services: Mains water, electricity, gas and drainage. Oil fired central heating. LPG to the gas hob.

Tenure and possession: Freehold with vacant possession on completion.

Local Authorities: Dorsetcouncil.gov.uk

Council Tax: Band G

EPC: Rating D

Directions: (SP7 8EL)

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

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TOTAL APPROX. FLOOR AREA

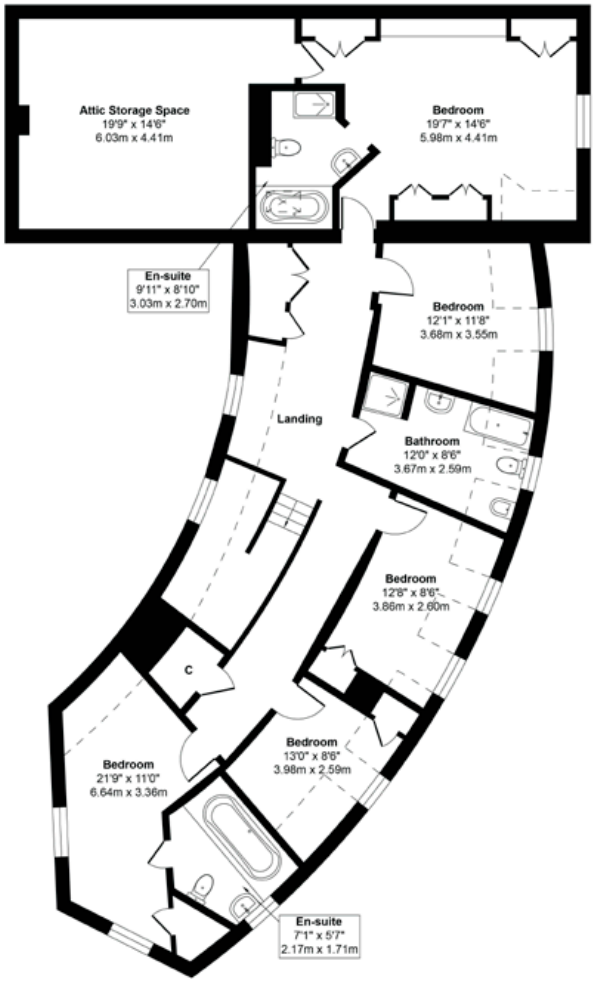
HOUSE = 3,304 SQ FT / 307.0 SQ M

GARAGE = 355 SQ FT / 33.0 SQ M

TOTAL = 3,659 SQ FT / 340.0 SQ M



Ground Floor



First Floor

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: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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