



3 Hays Park Sedgehill, Shaftesbury, Dorset SP7 9JR

Price Guide **£179,000**

- Ground Floor Apartment with Wonderful Views
- On Site Retirement Facilities
- Direct Access to Lovely Gardens

Shaftesbury

01747 853 492

Property Details:

Hays Park is a modern two storey building of elegant retirement apartments offering independent living but with the benefit of on site management and an emergency service as well as excellent communal facilities. These include a large reception hall/sitting area, a dining room where high quality three course lunches are available, hair salon and beautifully landscaped grounds which back on to fields. Apartment Three is situated on the ground floor and enjoys a superb southerly outlook towards Semley Hill and has direct access to the extensive and attractively laid out communal gardens. A covered car port is included in the sale price. The property has recently been redecorated to create a lovely light, sunny and well maintained home with a large sitting/dining room, double bedroom, fitted kitchen and modernised bathroom. Adjoining the apartments is Hays Park Nursing Home for those requiring a greater level of care.

Occupancy Restriction: All occupants must be over the age of 55.

Contact Information:

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Situation:

Hays Park is situated between the village of East Knoyle, famous for being the birthplace of Sir Christopher Wren and the Saxon hilltop town of Shaftesbury well known for the steep cobbled street of Gold Hill. East Knoyle has a church, inns and a well stocked community owned shop whilst the towns of Shaftesbury and Gillingham offer good local shopping including Waitrose and Tesco supermarkets, libraries, health services and leisure facilities. Gillingham also has a railway station with services to London (Waterloo) and the West Country as does the nearby village of Tisbury. The A350 provides good road links to the other major towns in the area such as Bath, Salisbury, Blandford, Bournemouth and Sherborne as well as to the South Coast and the A303 gives access to London and the motorway network. The area is surrounded by lovely undulating countryside of North Dorset and South Wiltshire, much of it forming part of an Area of Outstanding Natural Beauty.

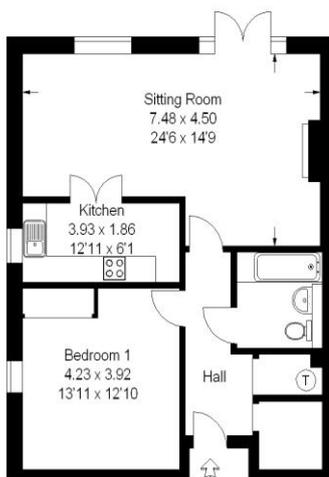
Tenure: Leasehold 116 years from 25th March 2000.

Directions:

From Shaftesbury take the A350 north towards East Knoyle and Warminster. Shortly after the turning on the left to Sedgemoor, turn right into Hays Park following the drive round to the left to a drop down area in front of the main entrance, parking is available to the rear of the main building.

3 Hays Park, Sedgemoor, Shaftesbury

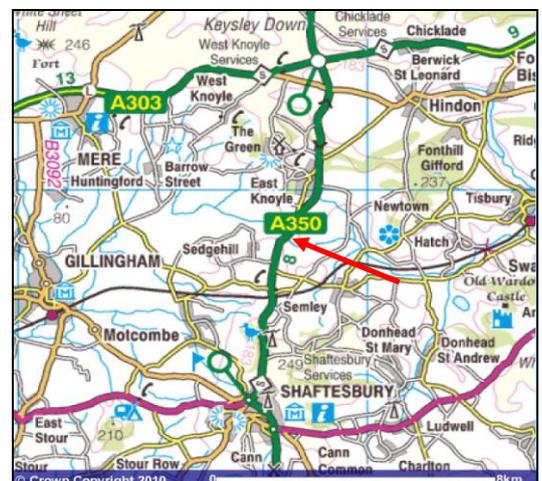
Approximate Gross Internal Area :- 72 sq m / 775 sq ft



Ground Floor

FLOOR PLANS © 2007 Ref 35576/KB
Southern Office :- 01202 766944
Head Office :- 01483 755510

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(95-100) A			(95-100) A		
(81-94) B			(81-94) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	57	54
(39-54) E			(39-54) E		
(21-38) F	39		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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