Boatwrights Estate Agents

Berwick St. John

Asking Price: £299,950



12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106 | www.boatwrights.co.uk

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2 Church View, Luke Street, Berwick St. John, Shaftesbury, Wiltshire, SP7 0HH

What 3 Words: ///scratches.reminder.alarm

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Key Features

- Three Bedroom Semi Detached House
- Large Garden to Front and Rear
- Allocated Parking
- Shower Room and Separate Cloakroom
- Outside Store/Workshop Space

Tenure: Freehold | EPC Rating: E | Council Tax Band: C |

Services: Mains Electricity, Water and Drainage are connected. The property is heated via Electric Heaters.

Location

Berwick St John is a charming village mainly consisting of characterful cottages surrounded by Wilshire's finest undulating countryside. It is a particularly peaceful village with little in the way of traffic as well as offering the Church of St. John, a typically English Pub in the form of The Talbot Inn and a well-used Village Hall. Along with Rushmore Golf Club, a short drive away, also with a restaurant. Nearby Shaftesbury offers a wide range of amenities that include two supermarkets, a hospital, doctor's surgery, post office, dentist, opticians and much more. In addition to this, Shaftesbury has a public swimming pool, art centre and a comprehensive set of recreational clubs. The town itself provides an excellent range of shops, café's, restaurants, pubs and a sought after hotel. The village benefits from strong communication links with the A303 not far away, giving access to London via the M3. The nearby village of Tisbury has a mainline railway station with a direct line to London Waterloo and the South West.

Inside the Home

A three bedroom semi-detached house situated in the peaceful village of Berwick St. John. The property offers scope for any buyer to put their own stamp on it, and provides a generous plot and allocated parking.

The property is entered into the hallway with the double aspect sitting room to the left with double aspect, and doors opening into the rear garden. Adjacent the sitting room is the kitchen with fitted units and a pantry cupboard, with a door leading to the garden. The downstairs also has the shower room with a separate cloakroom. Upstairs are the three bedrooms, with two double bedrooms and one single bedroom.

Outside Space

The property sits in a generous plot with gardens to the front and rear. The property is accessed from the parking bay on the road with a path leading to the front of the house, with pathways leading to the neighbouring three properties. The garden to the rear is mainly laid to lawn with a shed, but provides a good sized space as a blank canvas.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

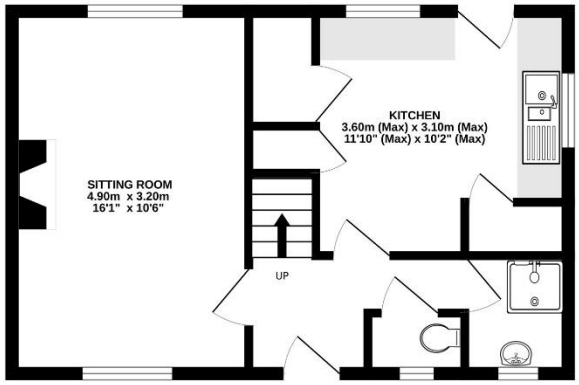
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Scan to read more on the property

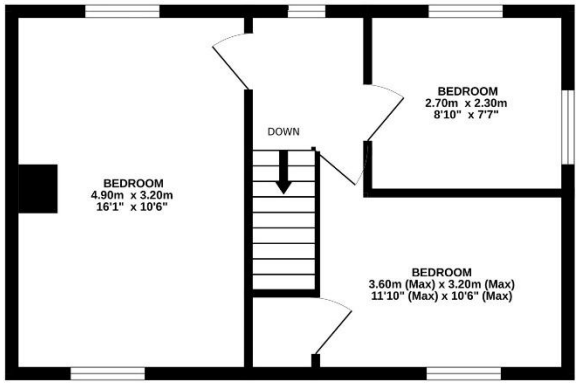
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GROUND FLOOR
36.3 sq.m. (390 sq.ft.) approx.



1ST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 72.8 sq.m. (783 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations.
All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

04 June 2026