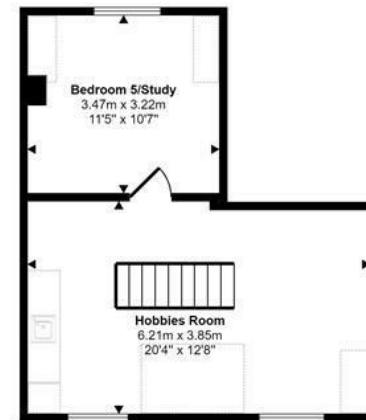
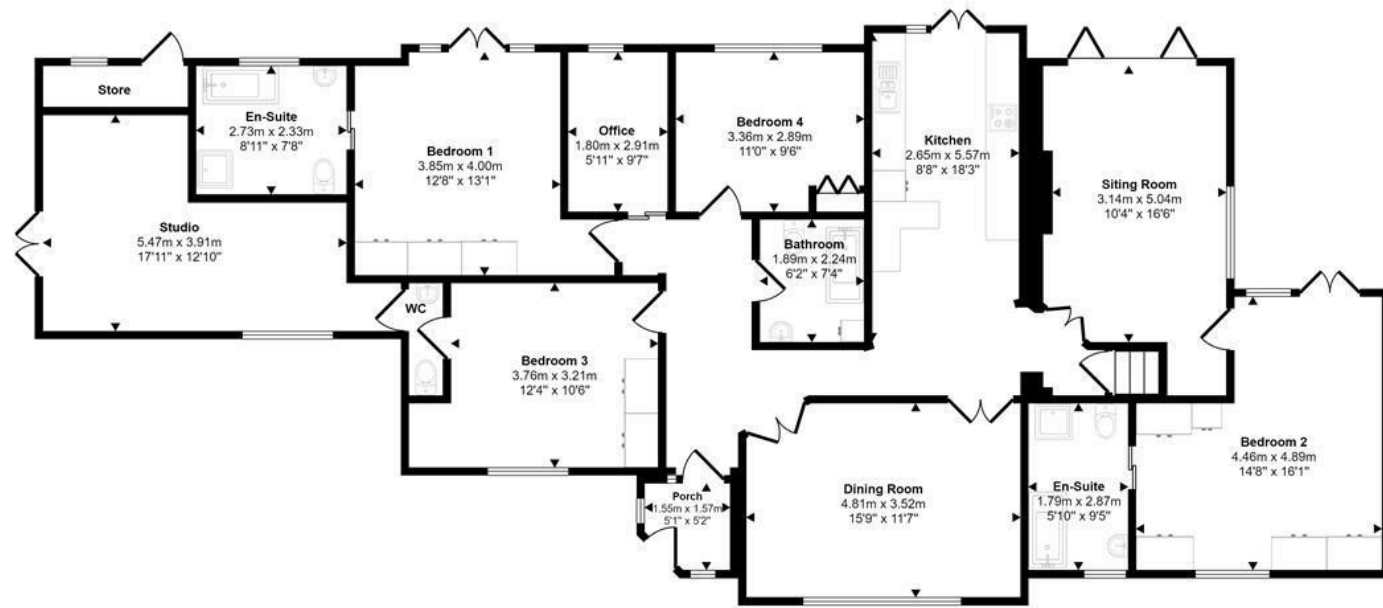


Approx Gross Internal Area  
213 sq m / 2293 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## The Street Motcombe

Offers In Excess Of  
£675,000

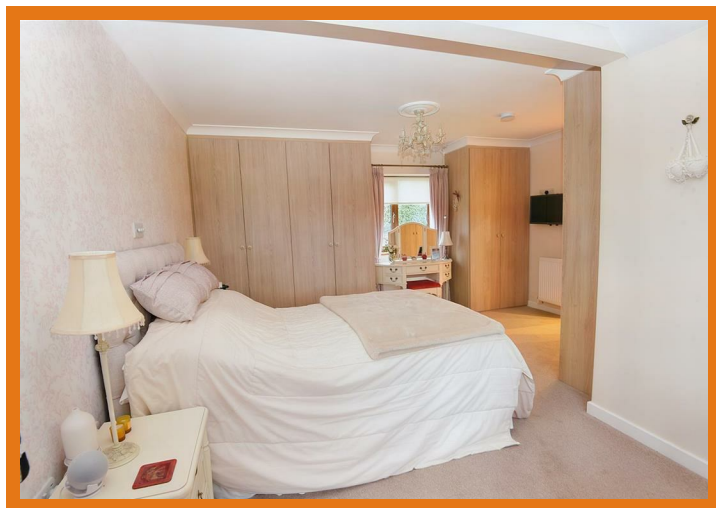
A fabulous chance to purchase a unique village home that offers extremely flexible room usage and around 2293 sq. ft. (213 sq. m) of living space. The property is presented to the market with the advantage of no onward chain, five double bedrooms, three with en-suite facilities and boasts an ideal position, within reach of the village's amenities and backs onto meadowland where deer may be seen grazing. Motcombe enjoys a good village community with church, primary school and village hall, which hosts many events and there is also the community run shop with post office and café. In addition, there is also a garage and The Copplridge Inn that serves food and has accommodation. The village is ideally placed in between Shaftesbury and Gillingham, which has a mainline train station. The property has been the very much loved and enjoyed home of our seller for the last thirteen years. During this time it has been well cared for and has benefitted from a first floor conversion to create useful and flexible space with a double bedroom and the garage too has been transformed into useable that could be further developed into an annexe for a dependent relative. The rest of the property is well presented with good sized rooms and all the bathroom suites have been fitted with stylish contemporary fixtures. A viewing is an absolute necessity to truly appreciate what this home has to offer and how it would satisfy many types of buyer and their needs.

The spacious accommodation is mostly arranged on the ground floor with access to most rooms from the welcoming reception hall, which is accessed from the useful porch. There is a sitting room with feature fireplace, dining room and kitchen that is fitted with plenty of cupboards and integrated appliances. In addition, there are four double bedrooms, all with built in wardrobes and two with full en-suite bathrooms and one with use of an en-suite cloakroom. There is also the family bathroom, office and large studio with its own access. On the first floor there is a hobbies room and further double bedroom. Outside, there is parking for about four cars plus front and rear gardens.

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High Street  
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SP8 4AA

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## ACCOMMODATION

### Ground Floor

#### Porch and Reception Hall

The property is approached from the drive over a paved path that leads to the porch - Glazed door and windows to the side, wall light and power points plus the utility meters and wood effect Karndean flooring. Glazed door with full height window to the side opens into the:-  
 Reception Hall - Ceiling lights. Smoke detector. Access to the loft space with integral ladder, light and boarding. Radiator. Power points. Wood effect Karndean flooring. Doors to the bathroom, office, bedrooms two, three and four, two sets of double doors to the dining room and opening to the kitchen and inner hall with stairs rising to the first floor and double doors opening to the:-

#### Sitting Room

Window to the side and tri-folding doors leading out to the paved seating area and enjoying a view over the field. Ceiling and wall lights. Smoke detector. Coved. Two radiators. Power and television points. Built in television unit. Fireplace with timber mantel and feature wood burner. Understairs recess fitted with lighting and shelves plus storage cupboard. Sliding door to bedroom one.

#### Dining Room

Bow window overlooking the front garden. Ceiling light. Radiator. Power and television points. Wood effect flooring.

#### Kitchen

Double doors with window to one side opening out to the paved seating area to the rear and enjoying a view over the countryside. Ceiling lights. Radiator. Power and television points. Fitted with a range of wood kitchen units consisting of floor cupboards with pull out shelves, pull out larder cupboard an eye level shelves and cupboards with open ended display shelves. Generous amount of work surfaces with breakfast area, tiled splash back and one and half bowl sink and drainer with waste disposal boiling tap and filtered drinking water tap. Integrated dishwasher, washing machine and tumble dryer plus freezer. Housing for a fridge/freezer. Ceramic hob with extractor hood above. Built in eye level electric oven with hide and slide door and warming drawer plus microwave above. Slate effect vinyl flooring.

#### Bedroom One

Double door with window to one side opens to steps leading down to the rear garden. Ceiling and recessed lights. Two radiators. Power and television points. Fitted storage cupboard with shelves and built in wardrobes. Sliding door to the:-

#### En-Suite Bathroom

Window with view over the countryside to the rear. Ceiling light. Coved. Extractor fan. Part tiled walls. Radiator and chrome heated towel rail. Fitted with a modern suite consisting of low level WC, shower area with main shower and free standing vanity unit with table top wash hand basin with mono tap and shaver socket to the side. Slate effect tiled floor.

#### Bedroom Two

A versatile suite that could be adapted for use of a dependent relative. Enjoying a double aspect with window to the front and double doors leading out to the rear garden and view over the countryside. Ceiling lights. Smoke detector. Coved. Two radiators. Power and television points. A range of fitted bedrooms furniture and built in office. Sliding door to the:-

#### En-Suite Bathroom

Obscured glazed window to the front elevation. Recessed ceiling lights. Extractor fan. Coved. Chrome heated towel rail. Low level WC and vanity unit with table top basin, freestanding mono tap and tiled splash back plus illuminating mirror above and shaver socket to the side. Corner bath with mixer tap and shower area with main shower. Vinyl flooring.

#### Bedroom Three

Window to the front. Ceiling and bedside lights. Coved. Radiator. Power and television points. Fitted wardrobes. Door to the:-

#### En-Suite Cloakroom

Ceiling light. Coved. Part tiled walls. Wall mounted electric heater. Fitted with a low level WC and table top wash hand basin with mono tap. Ceramic tile effect vinyl flooring. Door to the:-

#### The Studio

Window overlooking the drive to the front and double doors to the side aspect. Ceiling lights. Smoke detector. Wall shelves. Radiator. Power and television points. Work surface with stainless steel sink. Fitted cupboards and shelves. Wood effect laminate flooring.

#### Bedroom Four

Window to the rear with rural view. Ceiling light. Coved. Wall shelves. Radiator. Power and television points. Built in wardrobe and chest of drawers.

#### Office

Window overlooking the rear garden and countryside. Ceiling light. Coved. Radiator. Power and television points. Wall mounted gas fired central heating boiler. Fitted shelves and built in work station with drawers under.

#### Bathroom

Ceiling light. Coved. Extractor fan. Part tiled walls. Radiator. Fitted with a contemporary suite consisting of low level WC, bath with mixer tap, mains shower over and full height tiling to the surrounding wall plus a vanity unit and table top wash hand basin with wall mounted mixer tap and shaver light/point above. Wood effect vinyl flooring.

#### First Floor

#### Hobbies Room

Stairs rise to a galleried space that offers flexible usage. Two windows to the front with partial rural view. Partly sloping ceilings with ceiling lights. Electric radiator. Power and television points. Work surface with stainless steel sink with mono tap. Plenty of storage cupboards. Door to:-

#### Bedroom Five

Window overlooking the rear garden and countryside. Ceiling light. Power points.

#### Outside

#### Parking and Gardens

The property. is approached from the road onto a tarmacadam drive with space to park about four cars. There is also an area laid to stone chippings for extra parking. The rest of the frontage is laid to lawn and planted with trees and shrubs and enclosed in part by a picket fence. To one side of the property there is a timber gate that opens to an area for bin storage with a timber shed and path, which leads to the rear garden. This has a paved seating area and the remainder is laid to lawn with raised beds and a small vegetable garden. The garden looks over the adjoining meadow where deer are often seen grazing.

#### Useful Information

Energy Efficiency Rating D  
 Council Tax Band E  
 uPVC Double Glazing  
 Gas Fired Central Heating from a Combination Boiler  
 Mains Drainage  
 Freehold  
 No Onward Chain

#### Directions

#### From Gillingham

Leave the office heading towards Shaftesbury. Take a left hand turn at Motcombe Turnpike Kennels and proceed passing the school. At the roundabout take the first exit onto The Street. Continue forward passing the village shop on the left. The property will be found on the right hand side, shortly after the right turn to Shorts Green Lane. Postcode. SP7 9PD.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.