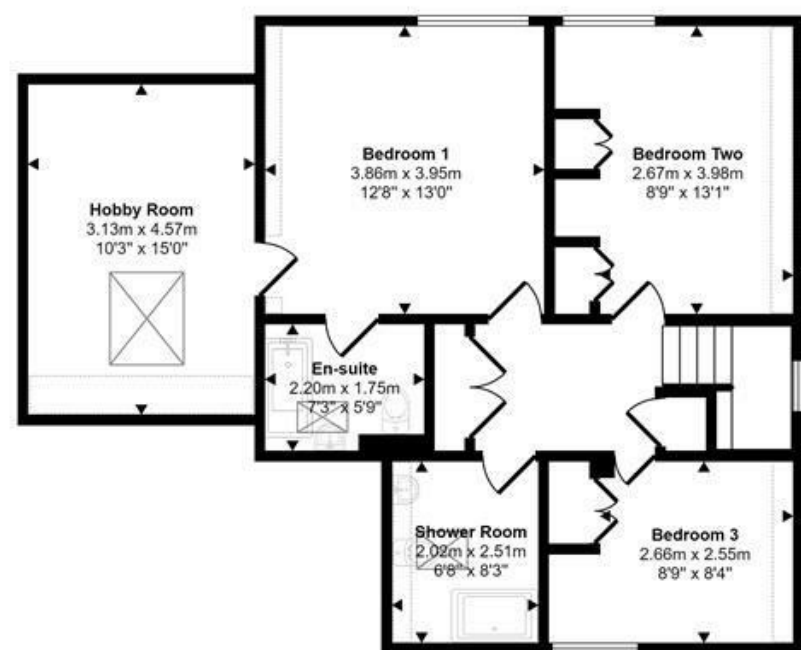




Ground Floor  
Approx 75 sq m / 812 sq ft



First Floor  
Approx 72 sq m / 779 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.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

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gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Hunters Mead  
Motcombe

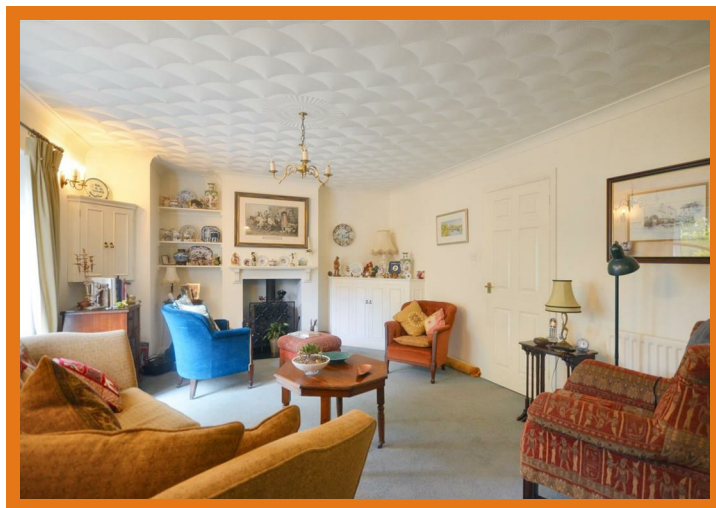
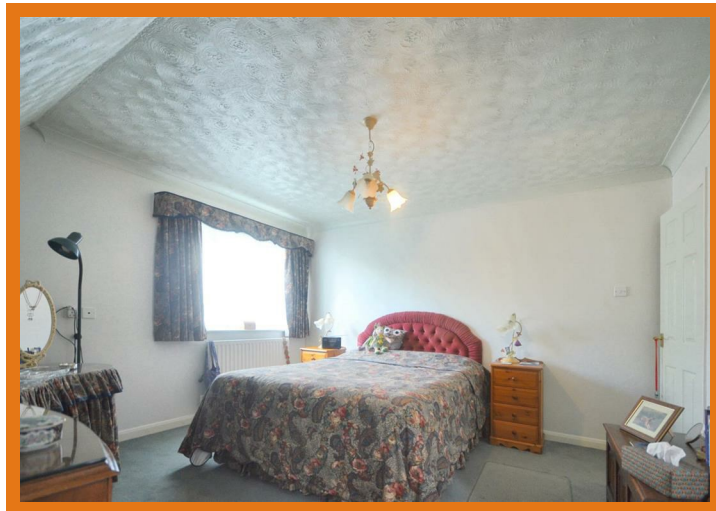
Asking Price  
£450,000

A great opportunity to purchase this delightful detached family home with four good sized bedrooms and parking. The property is located in a popular, quiet cul de sac in Motcombe. Motcombe enjoys a good village community with a 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 Coppleridge Inn that serves food and has accommodation. The village is ideally placed in between Shaftesbury and Gillingham, which has a mainline train and bus station.

We believe the property was built in the late 1990s and has been very much cared for by our owner for many years. During this time it has been extremely well maintained and is presented in good order with the option to update to one's own taste and style, as and when. The property benefits Gas fired central heating throughout, UPVC double glazed windows, newly fitted wood burner in the sitting room and a converted garage, which could be suitable as an additional bedroom or work from home. In addition to the great accommodation inside, there is a beautifully maintained mature garden with a greenhouse and extra storage.

An early viewing is strongly recommended to avoid missing out on the chance to be the next owner.





## The Property

### Accommodation

#### Inside

##### Ground Floor

Upon entering the property there is a welcoming entrance hall with stairs rising to the bedrooms and doors leading to the kitchen, living room and w/c. The kitchen has plenty of eye and floor level storage, as well as lots of work top space. There is an eye level electric oven, halogen hob and plumbing for white goods, there is also a utility room. The open plan sitting and dining room is a great space for entertaining family friends with patio doors leading into the rear garden. There is access to the converted garage via the dining room, which makes a great space for an additional bedroom or work from home office. There is a wet room and a door leading out to the front of the property. There is an understairs storage cupboard.

##### First Floor

Stairs rise to the good sized landing with doors leading to the three good sized bedrooms and family bathroom. Bedroom One benefits from an en-suite with a bath, pedestal style wash hand basin and low level w/c, as well as a unique hobby room. The family bathroom has an electric shower, a pedestal wash hand basin and a low level w/c. There is large double storage cupboard and airing cupboard on the landing.

#### Outside

##### Parking

There is parking for two cars on the driveway and plenty of on street parking around the cul de sac.

##### Garden

The garden has been beautifully maintained and landscaped, with many mature flowers and shrubs surrounding the garden. There is a sun terrace to the front of the garden and the rest is laid with stones. The garden enjoys a sunny and private aspect with a variety of trees

surrounding the boundary. There is a greenhouse for keen gardeners and a fish pond. There is rear access both sides of the house.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band E  
UPVC Double Glazed Windows  
Gas Fired Central Heating  
Mains Drainage  
Freehold

#### Directions

##### From the Gillingham Office

Leave Gillingham heading towards Shaftesbury. Take a left hand turn at Motcombe Turnpike Kennels and proceed to the roundabout. Take a left turn onto The Street and proceed through the village passing the shop and Motcombe Grange on your left. After a short distance take a left turn into Hunters Mead. The property will be found on the right hand side. Postcode SP7 9QG

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.