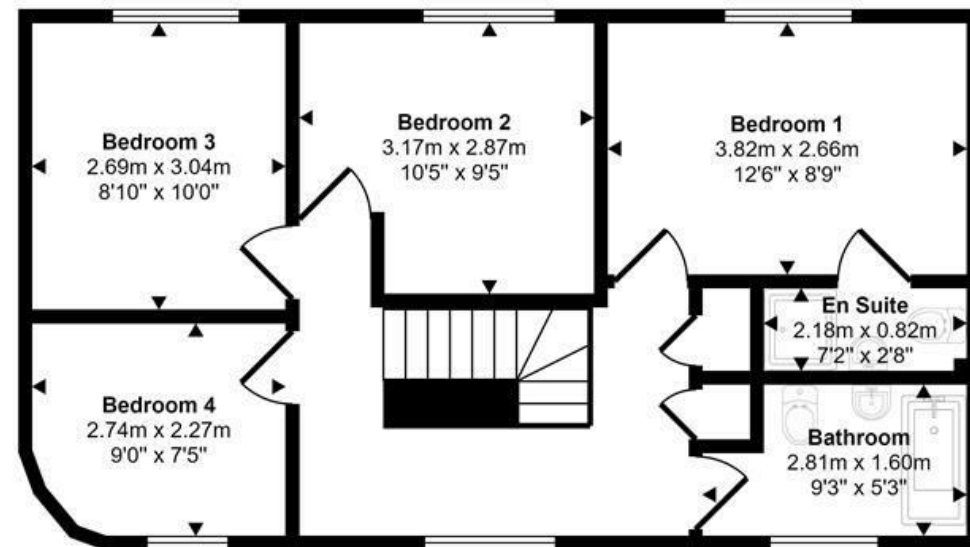


Ground Floor
Approx 53 sq m / 574 sq ft



First Floor
Approx 54 sq m / 579 sq ft

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.



Motcombe Meadow
Motcombe

Guide Price
£495,000

A fabulous opportunity to purchase an attractive stone fronted detached family home with four generously sized bedrooms, enjoying countryside views and located in the desirable village of Motcombe. The property forms part of a small development of just ten houses and is ideally located within easy reach of all the village's amenities. 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 well placed, in between Shaftesbury and Gillingham, which has a mainline train station.

The property is just three years old and has been finished to an exemplary standard, having been the show home for the development and is immaculately and stylishly presented to the market. The property enjoys a double aspect sitting room with fireplace and wood burner, perfect for colder months and creates a warm and cosy atmosphere. If you are working from home there are two options - inside there is a study and outside, there is a large insulated cabin, that offers multi-functional usage. The open plan kitchen and dining room provides plenty of room for family gatherings or entertaining friends and is fitted with a range of soft closing modern units and some built in appliances. From the first floor there are countryside views and often, if you are quiet and patient, you might even spot a deer and her fawn. Outside, there is parking for three cars plus the garage and a fully enclosed garden with high privacy and a paved seating area - perfect for alfresco dining.

This delightful home will go a long way to accommodate the needs of many potential buyers and must be viewed to fully appreciate all that it has to offer.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**The Property
Accommodation**

Inside

Ground Floor
A part glazed uPVC front door opens into a welcoming entrance hall with stairs rising to the first floor and oak doors to all the ground floor rooms. The sitting room enjoys a double outlook with window to the front fitted with shutters and double doors open to the rear paved seating area. There is also a fireplace with a wood burner. The study has a window to the front fitted with shutters and has plenty of room for office furniture. The combined kitchen and dining room boasts a bright aspect with double doors leading out to the rear seating area and window with view over the rear garden. It is fitted with a range of modern, soft closing Shaker style units consisting of floor cupboards, separate drawer unit with cutlery tray and deep pan drawers and pull out bin store plus eye level cupboards. There is a generous amount of wood effect work surfaces with matching upstand and stainless steel sink and drainer with a swan neck mixer tap. The built in appliances include an eye level electric oven, ceramic hob with splash back and extractor hood above, dishwasher and a fridge/freezer. Also on the ground floor is a useful cloakroom. All the ground floor rooms have wood effect flooring with the exception of the sitting room, which is laid to carpet.

First Floor

Stairs rise to a spacious and light galleried landing with a cupboard housing the combination boiler plus further cupboard fitted with an hanging rail. Oak doors to all rooms. There are four generously sized bedrooms with the main bedroom having the advantage of an en-suite shower room. There is also the family bathroom, which is fitted with a contemporary suite consisting of low level WC with dual flush facility, vanity wash hand basin and bath with full height tiling to the surrounding walls and mains shower above.

Outside

Garage and Parking

To the side of the house there is a block paved drive with space to park two car and leads up to the garage. This has an up and over door, fitted with light, power and water and has rafter storage. There is a personal door to the side that opens into the rear garden. The garage measures 5.94 m x 2.97 m/19'6" x 9'9". There is also a further parking space allocated to the house, which will be found opposite.

Garden

The garden is partly laid to lawn with a paved seating area and gravelled area in front of the cabin. There is space to the back of the garage for a small shed or greenhouse. The garden provides scope to design to ones own choice. There is a fully insulated cabin with light and power, which provides a great studio or work

from home space. It measures 3 m x 5 m/9'10" x 16'4".

Useful Information

- Energy Efficiency Rating B
- Council Tax Band E
- uPVC Double Glazing
- Gas Fired Central Heating with Dual Zone Facility
- Mains Drainage
- Freehold
- Development Fee of about £110 per annum for the upkeep of the communal areas.

Directions

From Gillingham

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 continue for a while. The property will be found on the right hand side, after the turning to Shorts Green Lane and opposite the Green. Postcode SP7 9EZ

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.