

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

Asking Price  
£500,000

A fabulous chance to purchase a delightful semi detached Victorian cottage that offers flexible room usage and over 1600 sq. ft. (151 sq. m) of living space. The property is presented to the market with the advantage of no onward chain, three double bedrooms, two with en-suite facilities and boasts an ideal position, within reach of the village's amenities and boasts views over countryside and to Duncliffe Woods in the distance. 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 car repair 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.

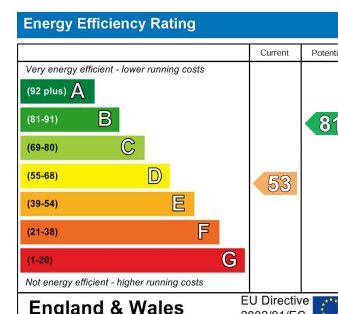
This wonderful home enjoys a blend of historic charm and modern convenience with a large sympathetic extension that provides excellent accommodation - satisfying today's needs. The property is ideal for an existing or growing family or for those who enjoy entertaining friends and hosting family get togethers. The reception rooms offer multiple usages and can be tailored to your own particular requirements. There is a wood burner in one of the reception rooms, which once lit, provides a cosy and warm ambiance on a chilly evening. Outside, the easy to maintain garden provides a canvas for your own landscaping designs and has plenty of space for relaxing and a safe place for children and pets to play. There is ample gated parking and garaging that offers storage or workshop facilities or could be created into a hobbies room.

The property is conveniently located near the village shop, so you'll have everything you need right at your doorstep and all other amenities are within walking distance.

This home needs to be viewed to really appreciate all that it has to offer, as well as the location and views.

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## The Property

### Accommodation

#### Inside

**Ground Floor**  
Composite front door with inset glass pane opens into a useful porch with terracotta tiled floor and paned glass door that leads into the sitting room. The sitting room enjoys a double aspect with an opening into a dining area where there is a brick fireplace with timber mantelpiece and wood burner. There are also double paned glass doors that open into the conservatory. This enjoys full height windows to the side, front and rear plus double doors to the side that open to a block paved seating area. This room is heated for all year round use and has wood flooring.

From the dining area a door leads to the kitchen/breakfast room, which is fitted with a good amount of wood fronted units consisting of floor cupboards, separate drawer unit plus eye level cupboards and cabinets. There is ample work surfaces with part tiled splash backs and a Butler style sink with a mixer tap. The Stanley has two plates, choice of oven and used for cooking and heating. There is also space and plumbing for a dishwasher and space for an under counter fridge. The floor is laid to wood. From the kitchen there is access to a versatile space - ideal for home office or gym, plus a door to the side lobby, which has a door to the garden and to the cloakroom, where there

is space for a washing machine.

#### First Floor

On the landing there is the airing cupboard housing the hot water cylinder plus access to the loft space, bathroom and bedrooms. The bathroom is fitted with a suite consisting of wall mounted wash hand basin, WC and bath with a mixer tap and shower attachment. All three bedrooms are double sized and enjoy some degree of countryside view. The second bedroom also has the benefit of an en-suite shower room and the principal bedroom has a dressing area fitted with wardrobes plus an en-suite shower room.

#### Outside

##### Garages and Parking

The property is approached from the road via a metal gate that opens to a large block paved drive with space to park multiple vehicles and leads to a double garage, which has light and power, and a single garage.

##### Garden

To the front of the property there an area that is planted with a variety of trees and shrubs and partly enclosed by a low hedge. The oil tank is located to the side of the single garage and concealed behind a timber fence. A gate from the drive opens to the side garden, which is laid to bark with a pergola that is covered in foliage. There is access to the back of the garages. This part of the garden is enclosed by metal railings

with a gate that opens to the side of the conservatory. From here - the majority of the garden is laid to block paving plus a large pond. There are a number of outbuildings - two timber sheds and a greenhouse. The rear garden tapers to a point where there is a vegetable patch. The garden is of a good size with good privacy.

#### Useful Information

Energy Efficiency Rating E  
Council Tax Band C  
uPVC/Wood Framed Single and Double Glazing  
Oil Fired Central Heating from a Stanley Range  
Mains Drainage  
Freehold  
No Onward Chain

#### Directions

##### From Gillingham

Leave the Gillingham 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. The property will be found just after the village shop on the left hand side. Postcode SP7 9PF,

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