



**Connells**

Church Walk  
Motcombe Shaftesbury



# Church Walk Motcombe Shaftesbury SP7 9NU

for sale offers in excess of  
**£425,000**



## Property Description

The property is set in the charming village of Motcombe. This thriving village offers everything you need to enjoy village life while being only 2 miles North of Shaftesbury. Amenities include a community shop, a village hall offering a range of activities, The Coppleridge Inn a short walk from the main village and Motcombe Primary School.

### Lounge

20' x 12' 4" ( 6.10m x 3.76m )

Front door, single glazed windows to the front with shutters, flagstone flooring, wood burner, stairs to the first floor and two radiators.

### Kitchen

Single glazed window and single glazed door to the rear, fitted kitchen with base units, butler sink, wooden work tops, stone flooring and the gas central heating boiler.

### Landing

Stairs from the lounge, single glazed window to the rear and loft hatch.

### Bedroom One

12' 5" max x 9' 2" max ( 3.78m max x 2.79m max )

Single glazed window to the front with shutters and a radiator.

### Bedroom Two

10' 5" max x 9' 5" max ( 3.17m max x 2.87m max )

Single glazed window to the front with shutters, wood burner and a radiator.

### Bathroom

Single glazed window to the rear, stone flooring, free standing bath, WC, wash hand basin, extractor fan and an electric radiator.

## Rear Garden

Side gate access to the garden which is laid to lawn with patio with fruit trees and vegetable beds.

## Outbuilding

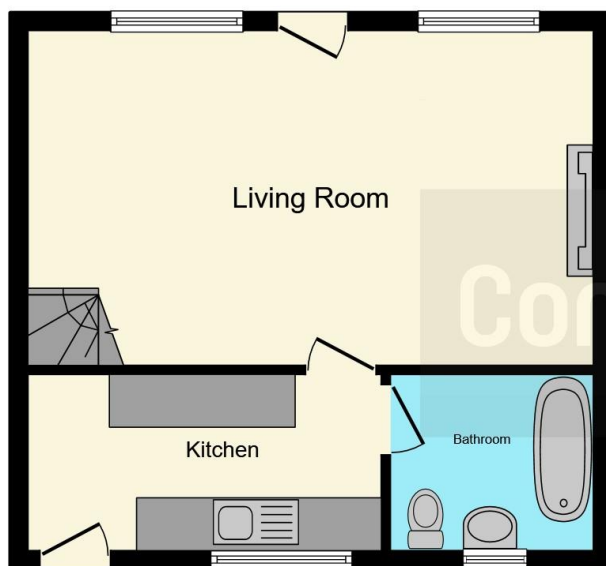
8' 9" max x 4' 5" max ( 2.67m max x 1.35m max )  
Single glazed window and door and plumbing for a washing machine.

## Shepherds Hut

12' x 6' ( 3.66m x 1.83m )  
Door leading into the hut which has a window to the side, wood stove, sink, worktop and a high bed.







**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/SFT305476](http://connells.co.uk/Property/SFT305476)**



Tenure: Freehold



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