



**Connells**

Elm Hill  
Motcombe Shaftesbury

# Elm Hill Motcombe Shaftesbury SP7 9HR

for sale  
**£475,000**



## Property Description

NO ONWARD CHAIN on this quirky character cottage set in the picturesque village of Motcombe. A spacious lounge and kitchen on the ground floor with garden room and a downstairs bedroom with shower. Upstairs are the three bedrooms and bathroom, outside there is ample off street driveway parking to the front and a well established garden to the rear with a summer house and a green house.

### Entrance Hall

Front door, single glazed window to the side and a radiator.

### Cloakroom

Single glazed window to the front, WC and a wash hand basin.

### Lounge

14' 9" x 11' 5" ( 4.50m x 3.48m )

Double glazed windows to the front and rear, open fireplace and a radiator.

### Kitchen

14' 9" max x 10' max ( 4.50m max x 3.05m max )

Double glazed windows to the front and side, internal single glazed window into the garden room, door into the garden room, fitted kitchen with oven and gas hob, pantry, sink and drainer, space for a washing machine and a radiator.

### Garden Room

17' 4" max x 8' 3" max ( 5.28m max x 2.51m max )

Door to the side and single glazed window to the rear.

## Downstairs Bedroom

11' 3" max x 11' max ( 3.43m max x 3.35m max )

Sash window to the rear, shower cubicle and a radiator.

## Landing

Access to the loft which is boarded and a radiator.

## Bedroom One

11' 9" max x 11' 3" max ( 3.58m max x 3.43m max )

Window with views over countryside over Kingsettle and Shaftesbury and a radiator.

## Bedroom Two

Irregular Shaped Room 15' 7" max x 9' 1" max ( 4.75m max x 2.77m )

Double glazed window to the front, radiator and a feature fireplace.

## Bedroom Three

10' x 9' ( 3.05m x 2.74m )

Single glazed window to the side, radiator and a wash hand basin.

## Bathroom

Single glazed window to the side, P shaped bath, WC, wash hand basin, radiator and an airing cupboard.

## Parking

Driveway to the front of the property with ample parking.

## Garden

The garden is mainly laid to lawn with shrub borders, apple tree, green house, summer house and a WC.

## Outbuilding

20' max x 9' 9" max ( 6.10m max x 2.97m max )

Outbuilding with double glazed window to the rear.

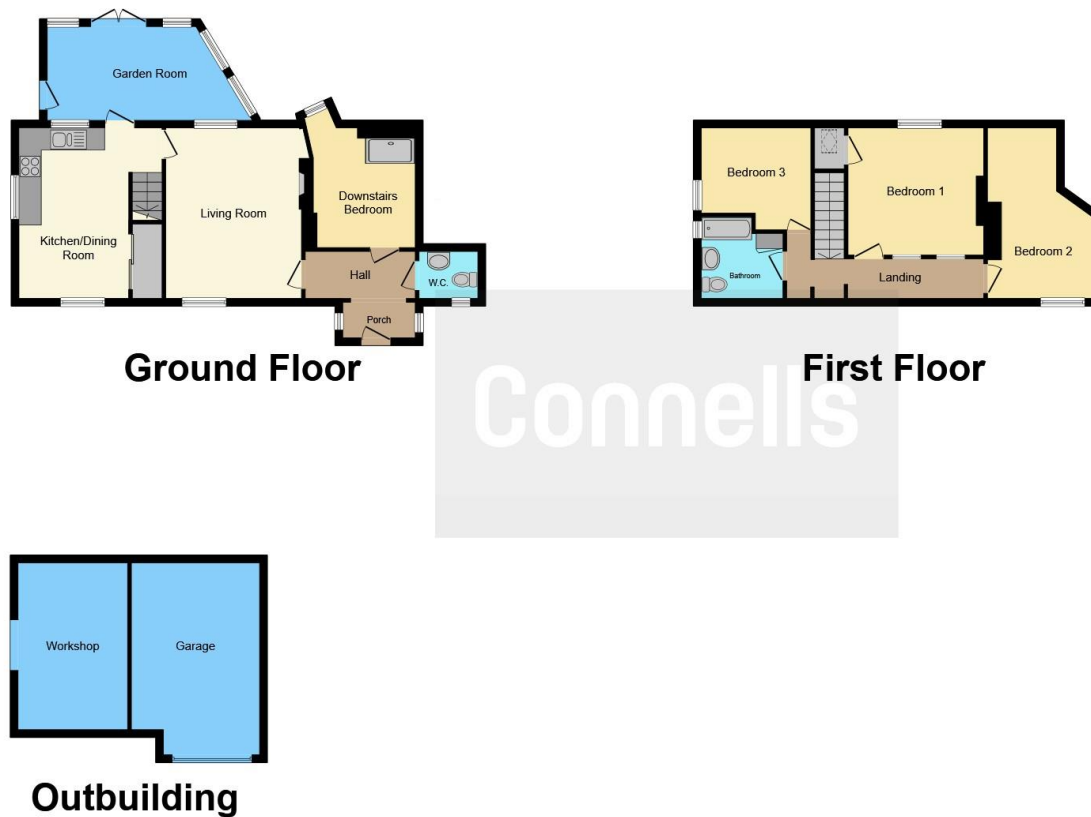
## Workshop

13' 6" max x 9' 9" max ( 4.11m max x 2.97m max )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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