



CHAFFERS
ESTATE AGENTS



Elm Hill

Shaftesbury, SP7 9HL

Nestled in the charming village of Motcombe with stunning countryside views, this splendid detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms, two bathrooms this property is ideal for families seeking a tranquil retreat. The home boasts three inviting reception rooms, providing ample space for relaxation and entertaining guests.

The property also features a garage and an outbuilding, offering additional storage and beautifully kept gardens.

Asking Price £635,000 Freehold

Council Tax Band: E

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Description

This delightful four bedroom detached house gives a sense of warmth and welcome whether you're gathering with family in the generous living areas or enjoying peaceful moments in the garden, this home is designed for everyday ease and relaxed living. Step through the entrance porch into a bright hallway that leads to the heart of the home. The lounge is a cosy retreat, complete with a wood-burning stove and French doors that open onto the garden, filling the space with natural light. A separate dining room offers the ideal setting for family meals and entertaining guests. The kitchen/breakfast room is both functional and inviting, with neutral wall and base units featuring a Cookmaster electric oven with gas hob, stainless steel sink and drainer, space for an American-style fridge freezer, and a modest-sized pantry. A separate utility room provides additional storage and workspace, with wall and base units, a second stainless steel sink and drainer, and plumbing for a washing machine and tumble dryer. There's also a convenient ground-floor WC and a quiet study with its own access to the rear garden, perfect for working from home or as a flexible extra room. Upstairs, you'll find four well-proportioned bedrooms. The principal

bedroom enjoys a Juliet balcony and its own ensuite bathroom with both bath and shower, creating a peaceful retreat. A modern family bathroom serves the remaining bedrooms, complete with wash hand basin, toilet and separate shower. The front and rear gardens are mainly laid to lawn, with thoughtfully placed patio areas ideal for relaxing or entertaining. A mains gas BBQ point, a charming summerhouse, and a well-kept vegetable patch add to the appeal of the outdoor space. A real bonus is the versatile outbuilding, currently fitted out as a dog grooming salon with power, lighting, and water — offering excellent potential for a home business or creative space (available for private negotiation). The property also includes a garage with power and lighting, and a large driveway providing off-street parking for up to eight vehicles. This spacious and adaptable home is ideal for growing families, home workers, or anyone looking for that rare balance of comfort, character, and practicality — all set within a generous plot in a desirable village location.

SITUATION - Motcombe

Motcombe is a very popular village located midway between the country towns of Gillingham and Shaftesbury. The village

has a thriving Community Shop/Post Office Stores, Primary School, active Village Hall, Parish Church, Country Inn/Hotel, Recreation Ground and regular local bus services. Shaftesbury is approximately a 5 minute drive away and has a good range of facilities including supermarkets, banks, schools, cafes, restaurants, Inns, Churches and shops. Gillingham, about 3 miles away, has a main line railway station on the Exeter/Waterloo line. The A303 is approximately 7 miles to the north giving access to the South West and to London. The cathedral city of Salisbury is approximately 24 miles and the Dorset Coast is approximately 35 miles distant.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council

Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D

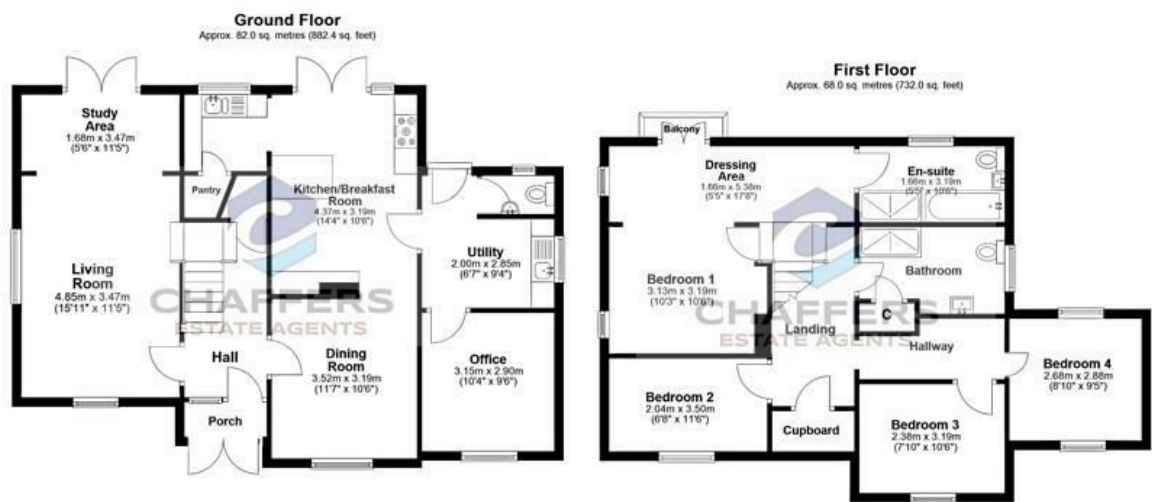


Directions

From Shaftesbury proceed down Motcombe hollow into the village, this road leads into Bittles Green. At the mini-roundabout take the second exit and proceed along the high Street. The property will be located on the right.



Floor Plan: Not to scale ~ For identification purposes only.



Total area: approx. 150.0 sq. metres (1614.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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