



Elm Hill, Motcombe

Offers in Excess of: £700,000



Elm Hill, Motcombe, Dorset, SP7 9HL

- Over 1800sqft of Superb Accommodation
- Extensively Refurbished Throughout
- Flexible Accommodation To Suit A Varsity Of Homeowners
- Dual Aspect Sitting Dining Room
- Principal Bedroom With Ensuite
- Landscaped Front & Rear Gardens
- Glorious Views Over Open Countryside •EPC: C

### LOCATION

The delightful, rural village of Motcombe sits on the northern edge of Shaftesbury and benefits from a locally run popular community shop, a memorial/village hall which hosts a variety of activities, a traditional country pub and a bus service that runs to and from Shaftesbury - Gillingham. On the outskirts of Motcombe is one of the county's most prestigious preparatory schools in Port Regis which has been rated Excellent by the Independent Schools Inspectorate.

The nearby town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred, whilst an eclectic mix of independent shops brings a vibrancy to the town. Again, there is a mix of schools for all ages in the town as well as leisure facilities and larger retail stores for every day convenience. Located to the North is Gillingham, a larger town with a comprehensive mix of schooling, retail and leisure facilities along with a mainline train station.

### THE PROPERTY

An exceptional five bedroom, detached home that has undergone a complete refurbishment, set within the popular village of Motcombe and backing onto fields and rolling countryside.

Boasting over 1800sqft of accommodation split over three storeys, this exceptional five-bedroom home has been meticulously refurbished over the past two years with highlights of the property including the dual aspect sitting dining room that features French Doors leading to a patio with pergola before also flowing seamlessly into the kitchen.

Here, a grey shaker suite has been complemented with a white Quartz worktop and brass detailing alongside a range of built in appliances. The ground floor also features a useful utility/family room that can be adapted to meet a variety of uses making for a wonderfully versatile home.

Four of the well-proportioned bedrooms are located on the first floor, including the principal room that features built in wardrobes and an ensuite shower room that has been tastefully tiled in finish. The family bathroom is also located on the first floor to feature a shower over bath unit, heated towel rail and built in vanity unit all complimented by the matching tiles seen in the ensuite. The fifth bedroom is positioned on the second floor alongside a useful study/play space that in turn leads to a generous attic with easy access.







## OUTSIDE

**Front:** A gravelled driveway provides ample off-road parking for multiple vehicles. Gated rear access also features alongside a free-standing storage shed.

**Rear:** Having also been extensively landscaped by the current owners, the rear garden now forms a delightful area to enjoy the countryside views whilst several seating areas have been intelligently positioned within the garden to maximise the benefit of the sunlight.

A well-maintained lawn is complimented via herbaceous borders, all enclosed by wooden panel fencing and an established hedgerow to the rear.

## SERVICES

Mains water, gas and electricity are connected.

## TENURE

Freehold.

## COUNCIL TAX

Dorset Council Tax Band F.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

01747 213106

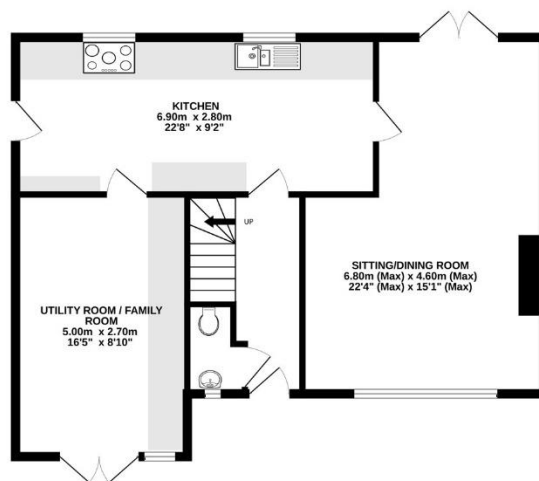
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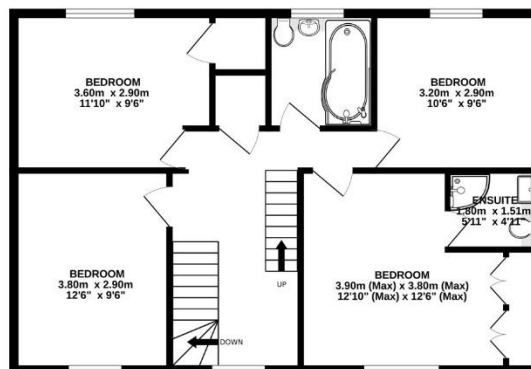




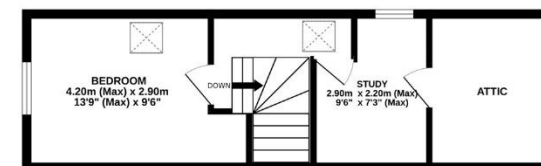
**GROUND FLOOR**  
72.0 sq.m. (775 sq.ft.) approx.



**1ST FLOOR**  
68.7 sq.m. (739 sq.ft.) approx.



**2ND FLOOR**  
29.5 sq.m. (318 sq.ft.) approx.



**TOTAL FLOOR AREA : 170.2 sq.m. (1832 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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#### Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

07 April 2025