

Floorplan

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.



Shorts Green Lane  
Motcombe

Asking Price  
£300,000

A well presented barn conversion with two double bedrooms, two bathrooms and a spacious sitting/dining room, forming part of an exclusive courtyard development in the sought after village of Motcombe. The property enjoys a fully enclosed garden and ample parking for multiple vehicles, all within easy reach of village amenities and surrounding countryside walks.

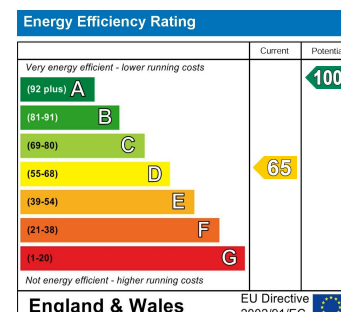
The property has been recently improved and provides well balanced living space, with a triple aspect sitting/dining room and doors opening onto the garden, creating a light and inviting environment with a natural connection to the outside space. The kitchen is well equipped, while the principal bedroom benefits from built-in wardrobes and an en-suite shower room. The second bedroom is served by a separate shower room, with all rooms arranged off a central entrance hall.

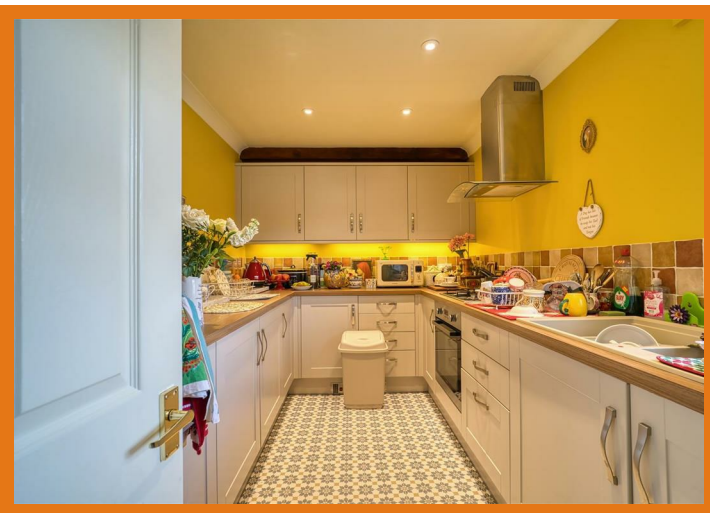
Outside, the enclosed garden is arranged with areas of lawn and patio, providing a private and manageable space for outdoor dining or relaxation, with parking conveniently located to the rear. The property forms part of a small and established development within this well regarded village and is subject to an age restriction for those aged 55 years and over, with a maintenance charge of approximately £100 per annum for the upkeep of the courtyard and communal areas.

A viewing is essential to fully appreciate the setting, layout and overall feel of this home.

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## Accommodation

### Inside

#### Ground Floor

A porch leads into the entrance hall, which provides access to all principal rooms.

The sitting room/dining room is a well proportioned triple aspect space, allowing for plenty of natural light, with patio doors opening directly onto the garden.

The kitchen is fitted with a range of floor and wall units with work surfaces and tiled splash back, along with an electric oven, gas hob with extractor over, and integrated washing machine, fridge and freezer. There is also a pantry cupboard and window to the front.

There are two double bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room. A separate shower room is accessed from the hall and is fitted with a shower, wash hand basin and WC.

### Outside

#### Garden

The garden is fully enclosed and arranged with areas of lawn and patio,

providing space for seating and outdoor enjoyment. The patio adjoins the property, ideal for dining, with the lawn offering further space for planting or relaxation. The garden enjoys a good degree of privacy and creates a pleasant extension to the living space.

#### Parking

Parking is located to the rear of the property with space for multiple vehicles and there is access to a garage.

### Useful Information

Energy Efficiency Rating D

Council Tax Band D

Gas Fired Central Heating

Mains Drainage

Upvc Double Glazing

Development Maintenance Charge of

£100pa

Freehold

Vendor will need to find onward

purchase

### Location and Directions

The property is located in the popular and pretty village of Motcombe which lies between the towns of Gillingham

and Shaftesbury and not far from the Wiltshire village of Mere. The village itself boasts an active community with villagers looking after communal areas and running the village shop which also has a tea room and visiting post office. There is a village hall which hosts a variety of activities with the recreational ground lying behind. The parish church was rebuilt in 1846 and has a font dating back to Norman times, further church on the main street and the primary school is situated close by. Just outside the village there is the Copperidge Inn with rooms and a restaurant and is a popular location for wedding parties. Shaftesbury and Gillingham both offer a good selection of independent shops and chain stores with Gillingham having a mainline train station serving London Waterloo and the West Country.

Postcode SP7 9NZ

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