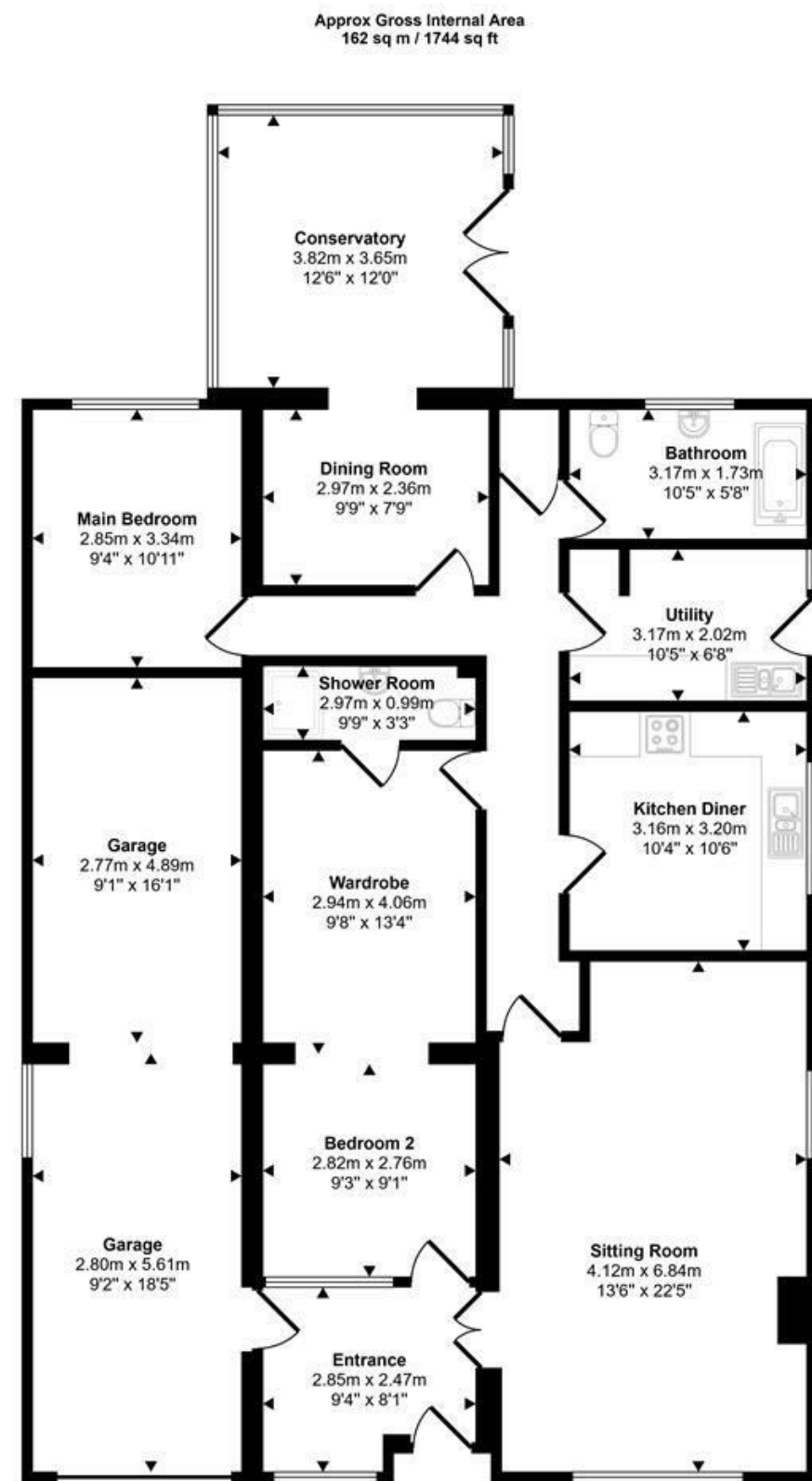




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

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selling and letting properties



Elm Hill
Shaftesbury

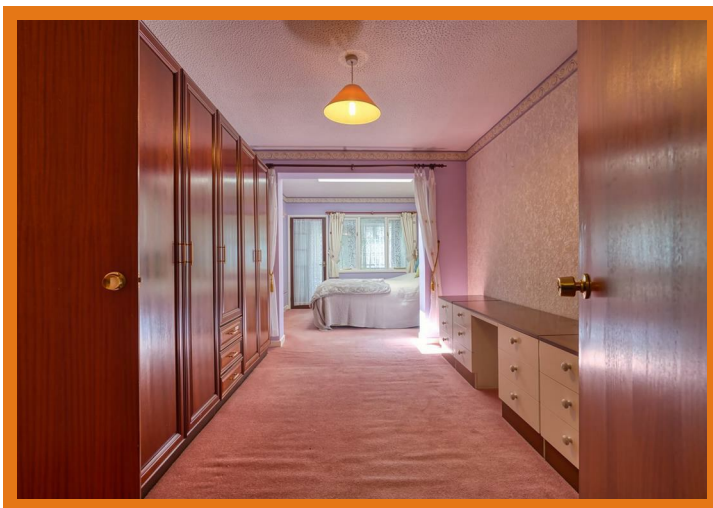
Asking Price
£395,000

A well positioned two/three bedroom detached bungalow sitting in a quiet and private plot in the heart of the popular North Dorset village of Motcombe, within walking distance of the village shop and pub and within easy reach of the nearby market town of Shaftesbury. Offered for sale with the benefit of no onward chain.

Having been owned by the same family since it was built in 1987, the property offers flexible and generously proportioned accommodation throughout with scope for a purchaser to update and improve to their own taste. On the ground floor there is an entrance hall, sitting room, dining room, kitchen, separate utility room and conservatory, together with a shower room. The dining room was previously used as a bedroom and could equally serve as such again if required. The main bedroom benefits from skylights, a large walk-in wardrobe which could equally serve as a third bedroom, and its own en-suite shower room. Bedroom two is served by a family bathroom.

The property sits on a good sized plot backing onto a small holding and enjoying a sunny aspect with a good degree of privacy. To the front there is a lawn and a driveway providing parking for at least three cars, leading to a tandem double garage.

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The Property

Inside

The front door opens into a welcoming entrance hall leading through to the sitting room, a generous space enjoying a double aspect with a bay window to the front and further windows to the side, featuring an electric fireplace as a focal point. The dining room is a well proportioned space connecting through to the conservatory, which has double doors opening out to the rear garden. The kitchen is fitted with a range of wood-fronted floor and eye-level cupboards with laminate worksurfaces and a good amount of storage, offering scope for a purchaser to update and enhance to their own taste. A useful utility room has an external door providing convenient access from outside.

The main bedroom is a good sized room benefitting from skylights, its own en-suite shower room and a large walk-in wardrobe, which could equally serve as a third bedroom should a purchaser require. Bedroom two is a well proportioned room served by the family bathroom.

Outside

Garden
The rear garden enjoys a sunny aspect with a good degree of privacy, featuring a patio area abutting the rear of the property with a lawn beyond, bordered by mature trees and shrubs and backing onto a small holding. To the front there is a lawned garden.

Parking

A driveway to the front provides parking for at least three cars, leading to the tandem double garage.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
Mains Drainage
Gas Fired Central Heating
Freehold
No Onward Chain

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 and 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 Copperridge 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 9HL

What3words [///strictest.motel.gadgets](https://www.what3words.com/strictest-motel-gadgets)

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