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Shorts Green Lane
Shaftesbury

Guide Price
£525,000

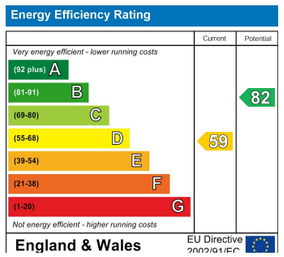
A beautifully presented three bedroom semi-detached house situated in a sought after position within the popular North Dorset village of Motcombe, just a short drive from the market town of Shaftesbury and its wide range of amenities.

Having been updated throughout during the current ownership, the property offers spacious and versatile accommodation arranged over three floors and is full of charm and character. The ground floor is particularly impressive, offering a generous sitting room with woodburner and bay window, a traditional kitchen leading to a utility room, a separate dining room, a further sitting room and a cloakroom, all combining to create a wonderfully flexible and generous home. On the first floor there are two well proportioned bedrooms and a family bathroom, with the principal bedroom enjoying the privacy and seclusion of the second floor.

The property sits on a generous plot with a south facing enclosed rear garden enjoying open countryside views, a vegetable plot and greenhouse. To the front there is a shingle driveway providing ample parking for multiple vehicles, together with a detached double garage.

Approx Gross Internal Area
178 sq m / 1913 sq ft

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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The Property

Inside
Ground Floor
The front door opens into a welcoming entrance hall with stairs rising to the first floor. The main sitting room is a generous space featuring a bay window to the front and an impressive brick fireplace surround with space for a woodburner. Glazed wooden doors lead through to the dining room, which has double doors opening out to the rear garden. The traditional kitchen is fitted with a range of floor and eye-level cupboards with laminate worksurfaces, space for all appliances and a built-in dishwasher, leading through to the utility room. To the rear of the ground floor there is a further sitting room overlooking the garden, offering a versatile additional space. A downstairs cloakroom completes the accommodation on this level.

First Floor
Two well proportioned double bedrooms are served by a family bathroom, with stairs rising from the landing to the second floor.

Second Floor
The principal bedroom occupies the entirety of the second floor and benefits from useful storage in the eaves, together with fine countryside views.

Outside
Garden
The rear garden faces south and is fully enclosed, enjoying open countryside views. There is a patio abutting the rear of the property with a lawn beyond, together with a vegetable plot and greenhouse.

Parking
A shingle driveway to the front provides parking for multiple vehicles, leading to the detached double garage.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
Gas Fired Central Heating
Mains Drainage
Upvc Double Glazing
Freehold
Vendors 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 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 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 9PA

What3words ///brotherly.mule.funny

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