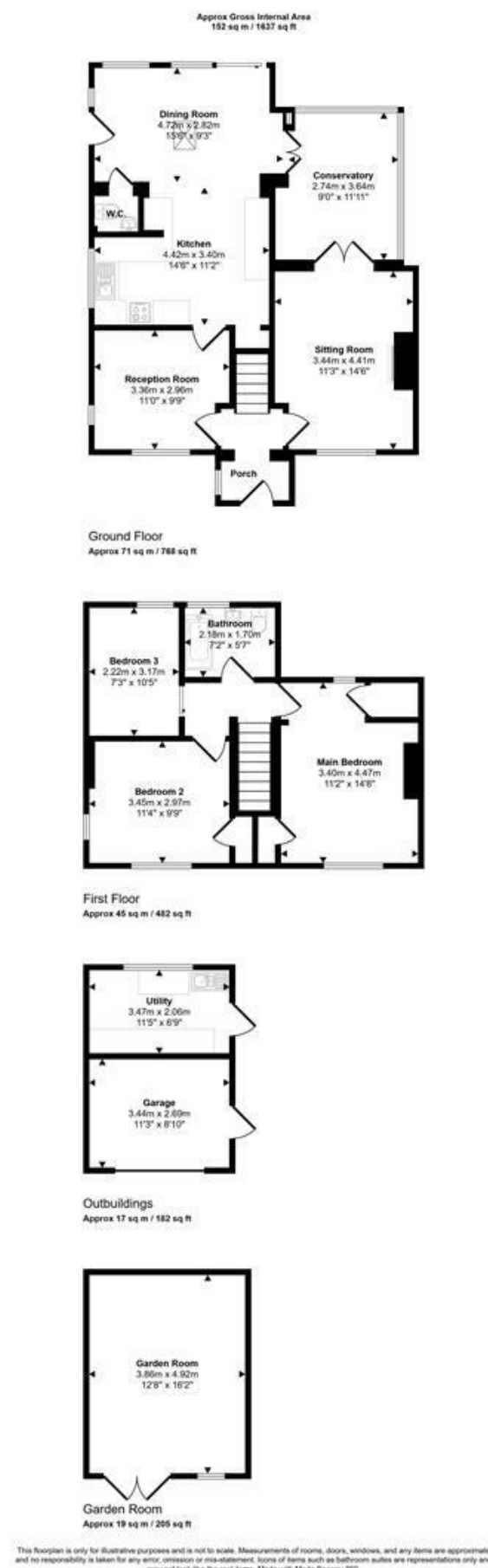


# Morton • New

selling and letting properties



Motcombe  
Shaftesbury

Guide Price  
£425,000

A well presented three bedroom semi-detached home, situated in the sought after and active village of Motcombe, within easy reach of the village shop, pub, church, village hall and primary school. Motcombe is a popular North Dorset village sitting just on the edge of Shaftesbury and Gillingham, both of which provide a wider range of shops, restaurants and everyday amenities within a short drive.

The accommodation extends to approximately 1,250 square feet across two floors, comprising a generous sitting room featuring a wood burner, a conservatory, a separate reception room and a modern open plan kitchen and dining room, the latter enjoying sliding doors leading directly onto the decking area of the rear garden. A WC is also found on the ground floor. To the first floor, three bedrooms are found, all served by the family bathroom. The property has been well maintained throughout and is offered for sale with no onward chain.

Outside, the property benefits from a large, private and fully enclosed rear garden mainly laid to lawn with a decked seating area, vegetable plots, sheds and numerous areas of interest. A garden studio has been added by the current owners, alongside a detached garage, utility space and off road parking for four to five vehicles, including space for a motorhome or trailer.

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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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### The Property

#### Inside

##### Ground Floor

A front porch leads through to the principal ground floor rooms. The sitting room is a generous and comfortable reception space enjoying a good degree of natural light, with a wood burner as its focal point and the conservatory leading off, enjoying lovely views over the rear garden. A further reception room provides flexible additional space, equally well suited as a home office, playroom or additional sitting room. The open plan kitchen and dining room is a well proportioned and sociable everyday space, fitted with gloss units and laminate worktops and enjoying lovely views over the rear garden, with sliding doors leading directly onto the decking area outside. A WC completes the ground floor accommodation.

##### First Floor

Stairs rise to the landing where three well proportioned bedrooms are found. The principal bedroom and second bedroom both benefit from built-in storage, with a third bedroom

completing the first floor accommodation. All three rooms are served by the family bathroom.

#### Outside

##### Garden

A large, private and fully enclosed rear garden enjoying a southerly aspect, mainly laid to lawn with a decked seating area and vegetable plots. A garden studio provides a wonderful additional space within the plot, ideal for a variety of uses.

##### Garage & Parking

A detached garage with an adjoining utility room sits within the plot, with generous off road parking for four to five vehicles to the front, including space for a motorhome or trailer.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band C  
Gas Fired Central Heating  
Mains Drainage  
Upvc Double Glazing  
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 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 9HN

What3words ///eyebrows.partied.hoped

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.