



Shorts Green Lane, Motcombe

Offers In Excess Of £570,000

Shorts Green Lane, Shaftesbury, Dorset, SP7 9PA

- Positioned In An Extremely Desirable Village Setting
- Beautifully Imposing & Substantial Period Home
- Tastefully Extended Over The Years
- Three Floors Of Highly Adaptable & Spacious Accommodation
- Exceptionally Spacious Sitting Room & Additional Second Reception Room
- Kitchen With Separate Dining Room ·Four First Floor Bedrooms
- Gated Driveway Parking For Multiple Vehicles
- Desirable Countryside Views From Rear Garden ·EPC: D

LOCATION

Motcombe is a village neighbouring Shaftesbury and Gillingham. The village of Motcombe benefits from a locally run 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 North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition, the A303 links with the M3 that makes London accessible for the motorist.

There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.



TENURE

Freehold.

VIEWINGS

Strictly by appointment, only with Boatwrights. Please do get in touch to ask us about our 'Safe Viewings Guidelines' 01747 213106 www.boatwrights.co.uk

SERVICES

The property is connected all mains services.





DESCRIPTION

This beautifully imposing period home is favourably positioned on Shorts Green Lane, an extremely desirable setting within the sought-after village of Motcombe.

Having been tastefully extended over the years, Burley presents a substantial home that enjoys highly adaptable and spacious accommodation perfect for family living. The accommodation is laid over three floors and include an entrance hallway, exceptionally spacious sitting room, versatile second reception room, study, utility room, cloakroom, kitchen with separate dining room. To the first floor are four bedrooms and a modern family bathroom, bedroom one, a spacious double, enjoys a dual aspect and fitted wardrobes, a further bedroom and loft room are located on the second floor.

OUTSIDE

Externally, the property is accessed by a gated driveway, which in turn provides parking for multiple vehicles leading to the garage, which benefits from light and power.

To the rear, the garden is enclosed by mature hedging, featuring a 'L' shaped garden layout overlooking the desirable countryside views. A pleasantly located pergola, offers shade in a very sunny garden, with seating area overlooking a child friendly corner of the garden.

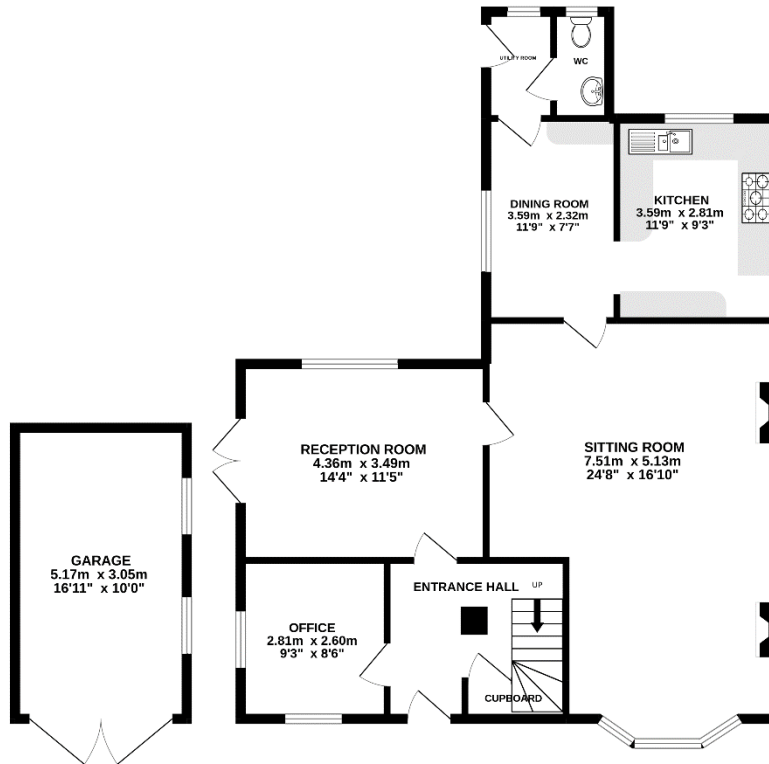
LOCAL AUTHORITY

Dorset Council, Band D.

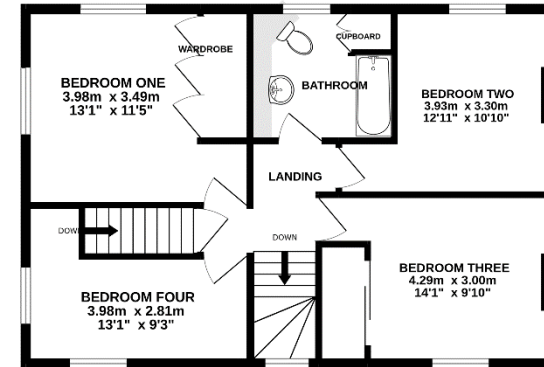




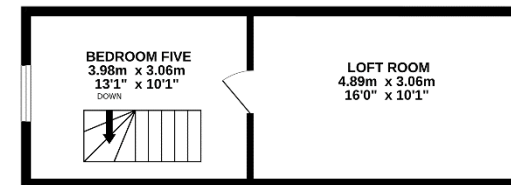
GROUND FLOOR
102.1 sq.m. (1099 sq.ft.) approx.



1ST FLOOR
59.3 sq.m. (638 sq.ft.) approx.



2ND FLOOR
27.2 sq.m. (292 sq.ft.) approx.



TOTAL FLOOR AREA : 188.6 sq.m. (2030 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.
Made with Metropix ©2022



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.

16 September 2022