



**Glebe Gardens, Motcombe**

**£650,000**

## Glebe Gardens, Motcombe, Dorset, SP7 9QQ

- Impeccably Presented Home
- Offering Adaptable Living Arrangements
- Enhanced To The Highest Standards
- High-Quality Shaker Style Kitchen
- Spacious Sitting Room With Woodburning Stove
- Useful Office / 5th Bedroom
- Impressive Master Bedroom Suite
- Luxury Family Bathroom
- No Forward Chain
- EPC: Awaiting

### 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.

### SERVICES

All mains' services are connected.

### LOCAL AUTHORITY

Dorset Council, Band F.

### VIEWINGS

Strictly by appointment, only with Boatwrights.  
01747 213106 [www.boatwrights.co.uk](http://www.boatwrights.co.uk)





## DESCRIPTION

This impeccably presented home, which has been enhanced to the highest standards and offering adaptable living arrangements, is situated in a favourable position within the desirable Village of Motcombe.

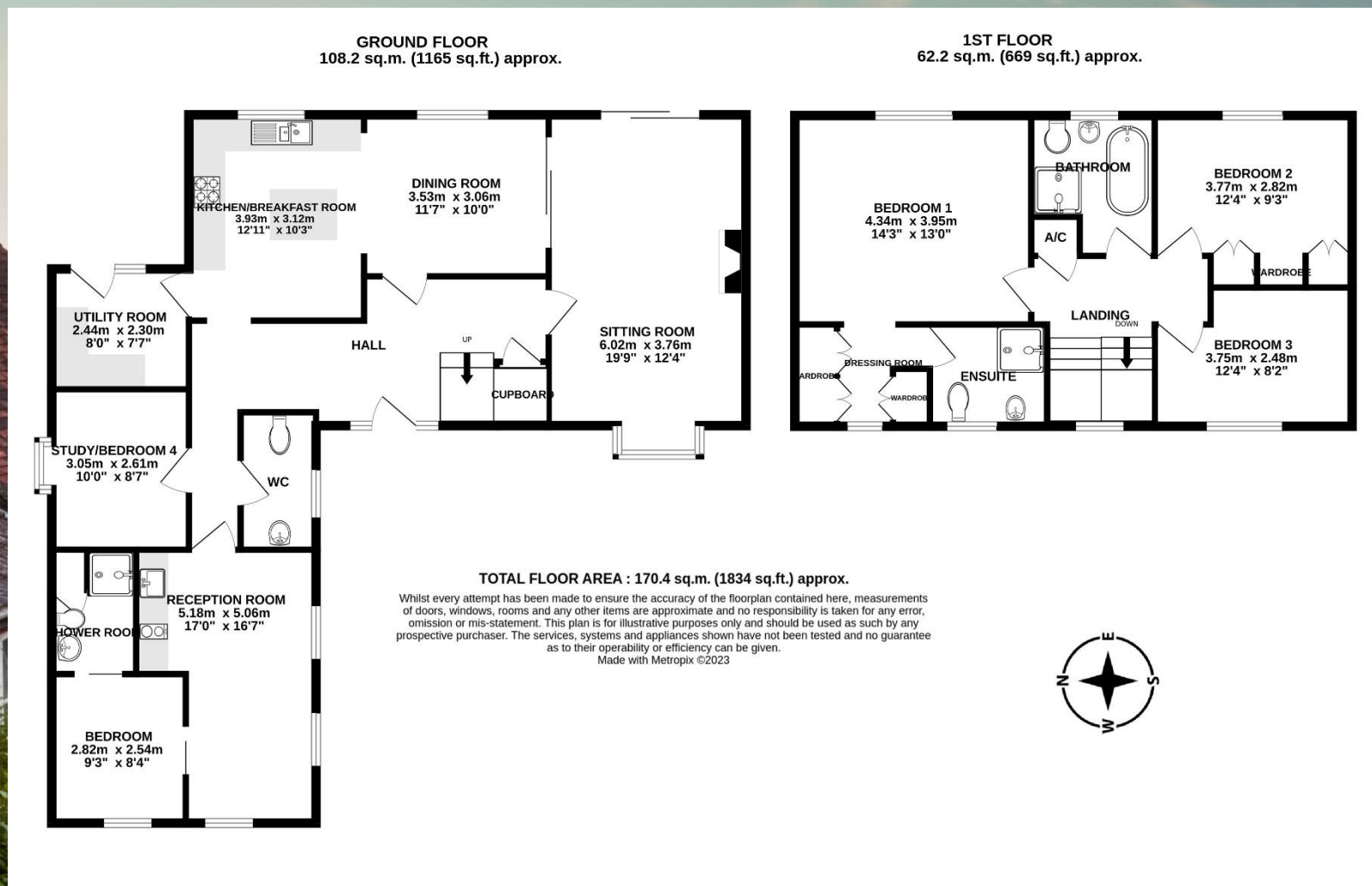
The tasteful and versatile accommodation includes a welcoming entrance hall, large kitchen/dining room with a high-quality Shaker Style Kitchen, separate utility room, spacious sitting room with woodburning stove and double doors into the garden, useful office / bedroom, downstairs WC. Completing the ground floor accommodation is a well-appointed open plan kitchen/dining/sitting room and a double bedroom with ensuite shower room offering potential for separate independent living accommodation.

To the first floor are three double bedrooms including an impressive master bedroom suite complete with dressing area and an ensuite shower room, the other two bedrooms are serviced by the luxury family bathroom.

## OUTSIDE

To the front of the property is a private block paved driveway that provides ample off-road parking for several vehicles. At the rear is a private and enclosed, easterly facing garden that is predominantly laid to lawn. In addition, there is also useful summer house with power and lighting providing work from home potential and an area laid to patio ideal for dining alfresco and entertaining making full use of the garden's stunning views of the neighbouring north Dorset countryside.





#### 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.

03 April 2023