



Elm Close, Motcombe

Asking Price: £450,000

Elm Close, Motcombe, Shaftesbury, Dorset, SP7 9HN

- Extended, Four Bedroom Home
- Generous Corner Garden Plot
- Dual Aspect Sitting Room Leading Onto The Garden
- Kitchen Breakfast Room With Separate Utility Room
- Quiet Cul-de-sac In Motcombe
- Driveway Parking
- Integral Single Garage
- EPC: D

LOCATION

Motcombe is an attractive, rural village neighbouring Shaftesbury and Gillingham that 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 nearby 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. The town boasts a welcoming community 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 PROPERTY

An enticing semi-detached home that combines characterful styling with the ease of modern-day convenience, all set within a generous plot making for an ideal family home.

Having been extended to both the rear and the side of the property, the home now boasts over 1300sqft of flexible accommodation that includes



a dual aspect sitting room complete with log burner and French Doors leading to the garden to make for a wonderfully light yet cosy room. The kitchen breakfast room is equally as inviting whilst offering the practicality of multiple work surface and storage units, built in appliances and a stunning Rangemaster cooker whereas the separate utility room allows for further white goods or laundry solutions. Completing the ground floor is a useful shower room and internal access to the garage.

Upstairs features four well-proportioned bedrooms with the principal room enjoying access into three built in wardrobes. The family bathroom has been recently renovated to a three-piece suite set against Metro tiles throughout whilst located from the landing is a flexible area currently utilised as a study/snug space.





OUTSIDE

Front: A gravelled driveway provides off-road parking for multiple vehicles as well as access to the integral garage.

Rear: A truly delightful rear garden that combines a sizeable patio, met with a raised lawn and several planting areas making for a versatile garden to be enjoyed by all.

A free-standing storage shed and children's play frame also feature.

TENURE

Freehold.

SERVICES

All mains services are connected.

COUNCIL TAX

Dorset Council Tax Band C.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

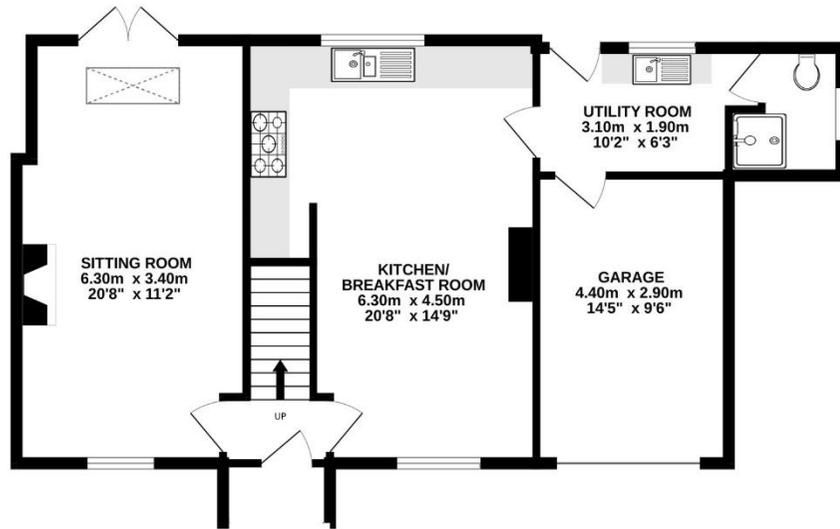
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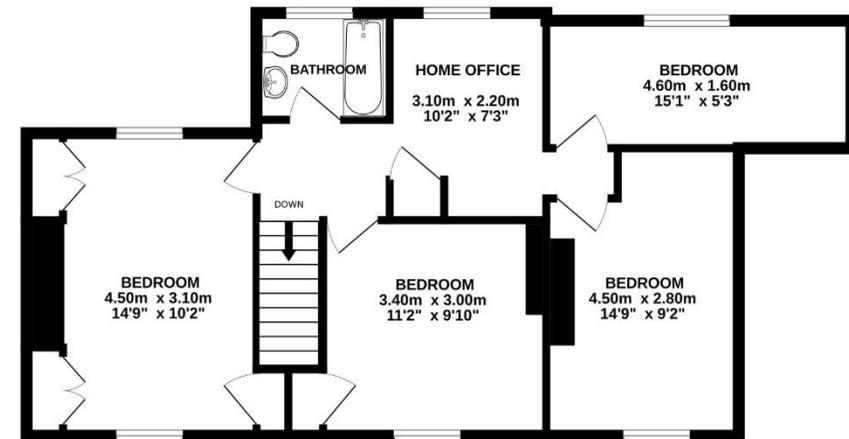
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GROUND FLOOR
70.6 sq.m. (760 sq.ft.) approx.



1ST FLOOR
62.5 sq.m. (673 sq.ft.) approx.



TOTAL FLOOR AREA : 133.1 sq.m. (1432 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.
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