



Chantry Mews, Motcombe

Asking Price: £335,000

Chantry Mews, Motcombe, Dorset, SP7 9FA

- Immaculately Presented, Two Bedroom Home
- Constructed To A High Standard in 2022
- Remainder of New Home Warranty Available
- Exclusive Development Of Just Eight Homes
- Landscaped Rear Garden
- Free-Flowing, Open Plan Living •EPC: B

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 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.

THE PROPERTY

Situated within the highly regarded and desirable Chantry Mews Development, this two-bedroom home has been built to a fantastic standard and offers stylish, open plan living. The garden has been superbly landscaped whilst adjacent to the home are two allocated parking spaces.

This elegant home has been thoughtfully designed to a high specification, featuring open-plan living that flows seamlessly into a bespoke Shaker-style kitchen, complete with Quartz worksurfaces and integrated appliances. Attention to detail is evident throughout, with



manufactured wooden flooring running underfoot, complemented by solid oak internal doors and dual aspect windows and doors allow for plentiful natural light throughout. Positioned from the generously sized hallway is a useful cloakroom before stairs lead to the first floor where there are two well-proportioned bedrooms including the principal room that is serviced by an ensuite shower room. Each bedroom further benefits from built-in wardrobes with the three-piece, fully tiled family bathroom completing the living accommodation.





OUTSIDE

Front: Two allocated parking spaces are positioned adjacent to the home.

Rear: The rear garden has been lovingly landscaped to incorporate an array of well stocked, vibrant planting beds set against a low maintenance, artificial lawn and two paved patio seating areas.

A freestanding shed offers essential storage whilst the gated side access brings a sense of ease.

SERVICES

All mains services are connected.

TENURE

Freehold.

COUNCIL TAX

Dorset Council Tax Band C.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

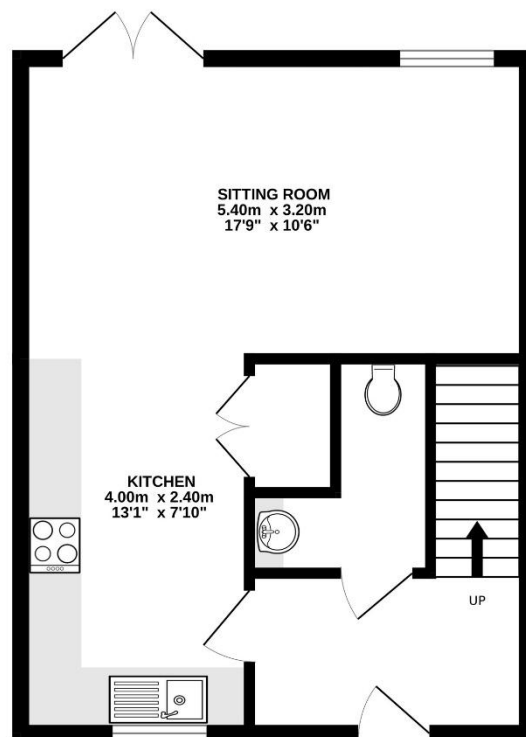
01747 213106

sales@boatwrights.co.uk

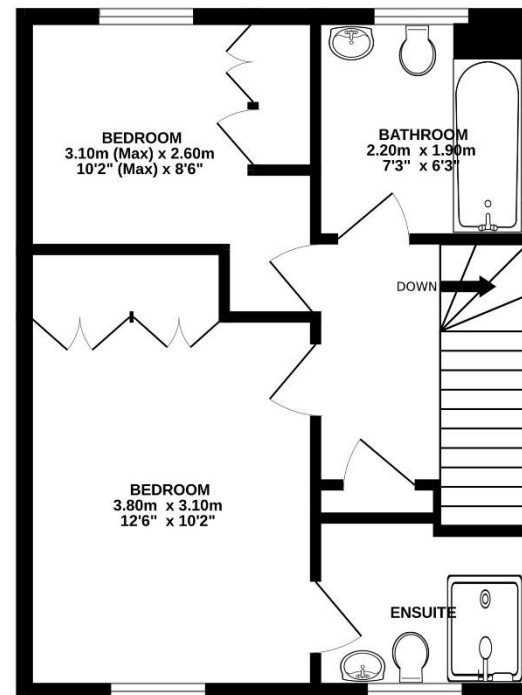
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GROUND FLOOR
38.9 sq.m. (419 sq.ft.) approx.



1ST FLOOR
38.7 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA : 77.6 sq.m. (835 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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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.

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Boatwrights Estate Agents Ltd Registered in England No. 09514957
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk
12 High Street, Shaftesbury, Dorset SP7 8JG Tel 01747 213106 Email sales@boatwrights.co.uk