



Chantry Mews, Motcombe

Asking Price: £425,000

Chantry Mews, Motcombe, Dorset, SP7 9FA

- Modern Three Bedroom Home Constructed To A High Standard in 2022
- Remainder of New Home Warranty Available
- Exclusive Development Of Just Eight Homes
- Open Plan Living With Bi-Folding Doors To The Garden
- Three Generous Bedrooms Including Principal With Ensuite Shower Room
- Integral Garage With Power & Built-In Storage
- 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

Located within an exclusive development on the outskirts of Motcombe, this modern three-bedroom newly built home offers a perfect blend of style and practicality.

The home is filled with beautiful natural light, creating a bright and welcoming interior. At its heart is a stunning open-plan living area, featuring a navy-blue kitchen & island with sleek finishes and high-quality appliances. Bifold doors open onto a landscaped garden, offering a seamless connection between indoor and outdoor living.



Of the three bedrooms, two are generously sized, while the third offers flexibility to be used as a comfortable bedroom or a home office, depending on your needs. The property includes three stylishly tiled bathrooms, all finished in a contemporary design, adding a touch of elegance.

Completing the home are a number of useful storage cupboards positioned across both levels of the property whilst the loft space has also been boarded for additional storage space.





OUTSIDE

Front: The property overlooks the central courtyard to the development with an attractive selection of herbaceous plants positioned immediately from the house itself. A driveway provides the all-important off-road parking whilst the extended, integral garage complete with power and a water supply offers space for storage and further parking.

Rear: Having been meticulously landscaped, the rear garden is a burst of colour with an array of bedded and potted plants set against an extended patio, low maintenance lawn and panel fencing. Power and a water supply also feature in the garden as does a rear pathway that allows for additional storage and access.

TENURE

Freehold.

Please be advised, a yearly Service Agreement is present between all homeowners of Chantry Mews. The annual service payment totals £660pa.

SERVICES

All mains services are connected.

COUNCIL TAX

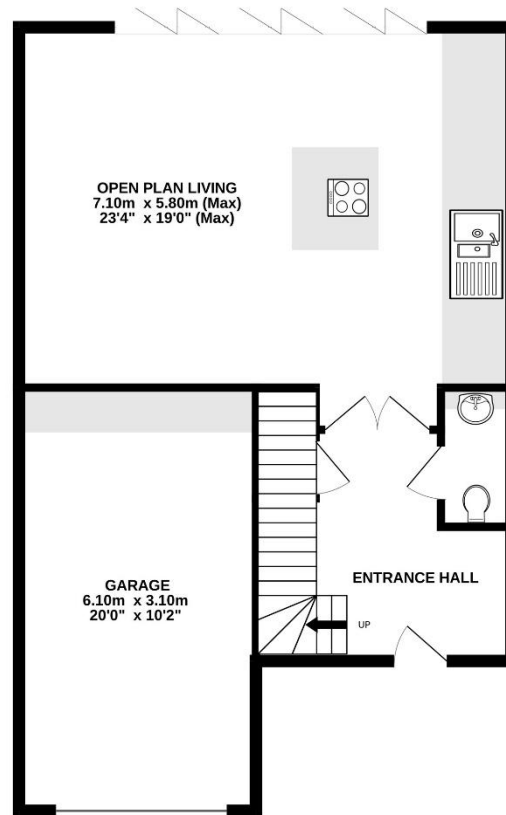
Dorset Council Tax Band C.

VIEWINGS

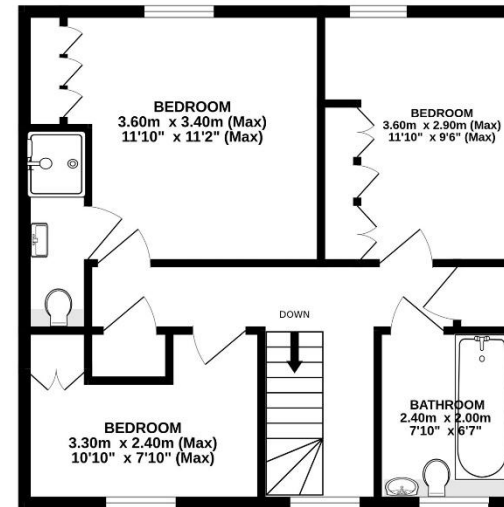
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GROUND FLOOR
72.3 sq.m. (778 sq.ft.) approx.



1ST FLOOR
50.3 sq.m. (542 sq.ft.) approx.



TOTAL FLOOR AREA : 122.6 sq.m. (1320 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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