



Prideaux Drive, Motcombe

Guide Price £550,000

Prideaux Drive, Motcombe, Dorset, SP7 9NN

- **Substantial & Impressive Modern Home In Desirable Village**
- **Five Bedrooms & Three Bathrooms**
- **Flexible, Spacious & Well Appointed Accommodation**
- **Beautifully Presented Throughout** • **Views Over Picturesque Village Green**
- **Private, Low Maintenance Garden** • **Double Garage & Ample Off Road Parking**
- **EPC: C**

LOCATION

The delightful, rural village of Motcombe sits on the northern edge of Shaftesbury and benefits from a locally run popular 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 town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred, whilst an eclectic mix of independent shops brings a vibrancy to the town. Again, there is a mix of schools for all ages in the town as well as leisure facilities and larger retail stores for every day convenience. Located to the North is Gillingham, a larger town with a comprehensive mix of schooling, retail and leisure facilities along with a mainline train station.

THE PROPERTY

An impressive and executive modern home located within the heart of the desirable, North Dorset village of Motcombe.

Offering a significant level of accommodation arranged over three floors, the highlights of the property include a triple aspect sitting room, well equipped kitchen, dining room, five excellent sized bedrooms two with en suite facilities as well as further family bathroom and an office. The entire property is extremely well presented throughout and provides a fantastic home.



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OUTSIDE

Externally is a rear garden that is of a low maintenance nature and is enclosed to all sides. An access door to the garage is present as well as a paved patio that is ideal for entertaining and dining alfresco.

The double garage provides power, lighting and an electric up and over door and there is ample, off-road parking in front of it. The front of the property is an attractive view of the village green that can be enjoyed throughout the seasons.

LOCAL AUTHORITY

Dorset Council Tax band F.

TENURE

Freehold.

SERVICES

All mains services are connected.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

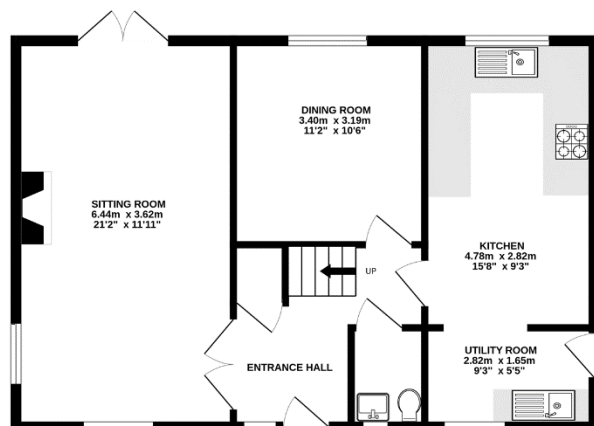
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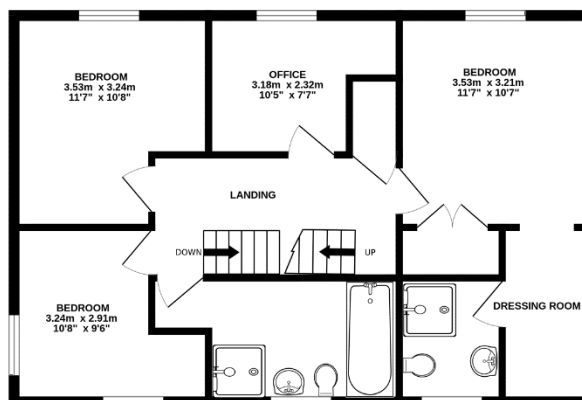




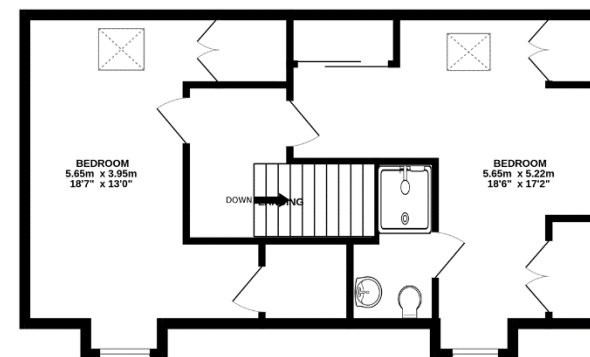
GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



1ST FLOOR
62.0 sq.m. (668 sq.ft.) approx.



2ND FLOOR
50.9 sq.m. (548 sq.ft.) approx.



TOTAL FLOOR AREA : 174.3 sq.m. (1876 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.

22 August 2023