





Highbury Cottage, 45 The Street, Motcombe, Shaftesbury, Dorset, SP7 9PF

What 3 Words: **fear.gazette.decimals**



Key Features

- Extended, Three Bedroom Cottage
- Traditionally Built, Well-Proportioned Family Home
- Characterful Features Throughout
- Secluded Position Within The Heart Of Motcombe
- Driveway Parking & Brick Built Store
- Attractive & Well-Attended Gardens

Tenure: Freehold | EPC Rating: C | Council Tax Band: C |

Services: All mains services are connected.

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.

Inside the Home

Having undergone a two-storey extension, the property boasts well-arranged accommodation to now included three reception rooms, providing flexibility for a sitting room, dining room, and additional living or study space. Situated at the rear of the property is the fitted kitchen which in turn, leads to the utility room. A cloakroom, storage and welcoming entrance hall complete the ground floor whilst upstairs offers three comfortably sized bedrooms and a four-piece family bathroom.

Outside Space

Front: A driveway leads to gravelled parking for several vehicles as well as a brick-built store.

Rear: Enjoying a southerly aspect, the rear garden comprises a lawn, array of established flower beds and shrubbery as well as an enticing seating area ideal for entertaining.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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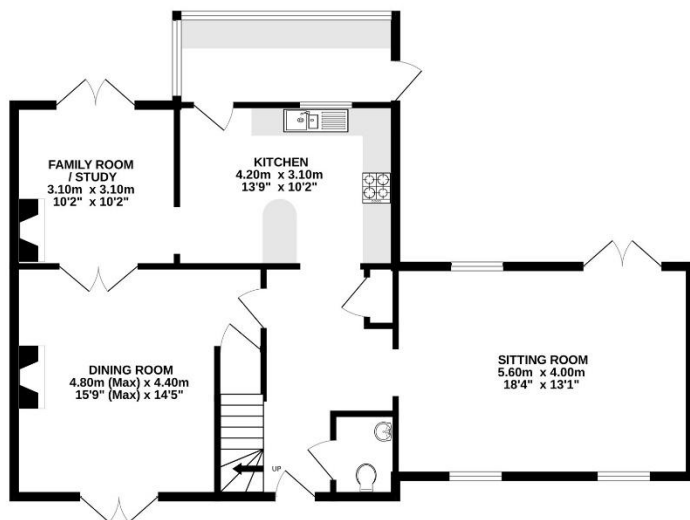
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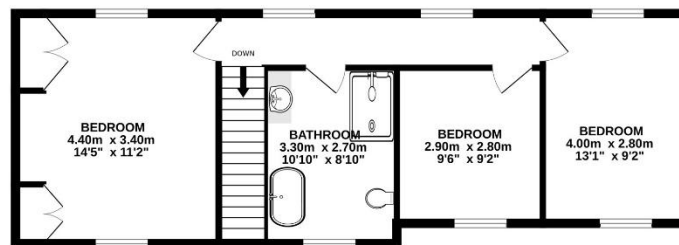




GROUND FLOOR
84.3 sq.m. (908 sq.ft.) approx.



1ST FLOOR
55.5 sq.m. (597 sq.ft.) approx.



TOTAL FLOOR AREA : 139.8 sq.m. (1505 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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28 August 2025