



Apt 14 Motcombe Grange, Shaftesbury

Guide Price: £235,000

Motcombe Grange, Shaftesbury, Dorset, SP7 9HJ

- No Forward Chain •Ground Floor Apartment
- Private Access Away From Communal Entrance
- Spacious, Open Plan Living
- Glorious Gardens Exclusively For Residents
- EPC: C

MOTCOMBE GRANGE

Motcombe Grange is a luxurious and independent Retirement Development located in the ever popular, picturesque North Dorset village of Motcombe, which is within a stone's throw of the market town of Shaftesbury. Previously a Prep School, the site was redeveloped and transformed in 2003 to provide 30 bespoke apartments. The facilities within Motcombe Grange are second to none and include a stunning dining room, drawing room, bar, a library and even a hair salon. The dining room, which is open for optional lunches five days a week, offers a varied menu of a high standard. Bridge, Scrabble and film evenings are regular weekly fixtures, mostly organised by the residents, alongside social lunches, bar evenings and more! There is a weekly visiting hairdresser, fortnightly physio exercise sessions, as well as a visiting chiropodist every 6 weeks.

THE PROPERTY

Situated within the prestigious and highly sought-after Motcombe Grange Development, this well-presented ground floor two-bedroom apartment offers comfortable and convenient living. The property boasts its own private entrance and a delightful sun terrace to maintain a wonderful sense of independence.

Situated a short walk from the building's communal areas of which include a dining hall, bar & further activities hall, the well-proportioned accommodation comprises a bright and airy open-plan sitting/dining room, where French doors lead directly onto a private sun terrace. The well-appointed kitchen is thoughtfully laid out, offering ample storage and workspace, ideal for everyday use. There are two generously sized double bedrooms, each offering comfortable proportions, built-in wardrobes and plenty of natural light, whilst a stylish modern shower room finished is to a high standard.



The apartment also enjoys use of an allocated parking space adjacent to the sun terrace as well as access to the beautifully maintained communal grounds of Motcombe Grange to enjoy the tranquillity of its historic setting.

SERVICES

All mains services are connected.

COUNCIL TAX

Dorset Council Tax Band E.





OUTSIDE

The absolutely beautiful 3 acre grounds at Motcombe Grange are meticulously maintained, offering a delightful setting for the Residents to enjoy.

With meandering pathways, a wonderful country pond, colourful and vibrant shrubbery and intelligent planting, all of which is private and perfectly secure. It's quite simply an ideal spot to enjoy and watch the seasons change.

TENURE

Leasehold.

Lease Term Remaining: 78 Annual

Ground Rent: £200

Annual Service Charge: £7,800

The Service charge includes: 24 hour emergency call response from live-in staff and intercom facility. Maintenance of the emergency call bell facility. Full external maintenance of the property and grounds. Window cleaning service per quarter. Electricity and heating to communal areas. Domestic cleaning of communal areas. Fire alarm and lift maintenance

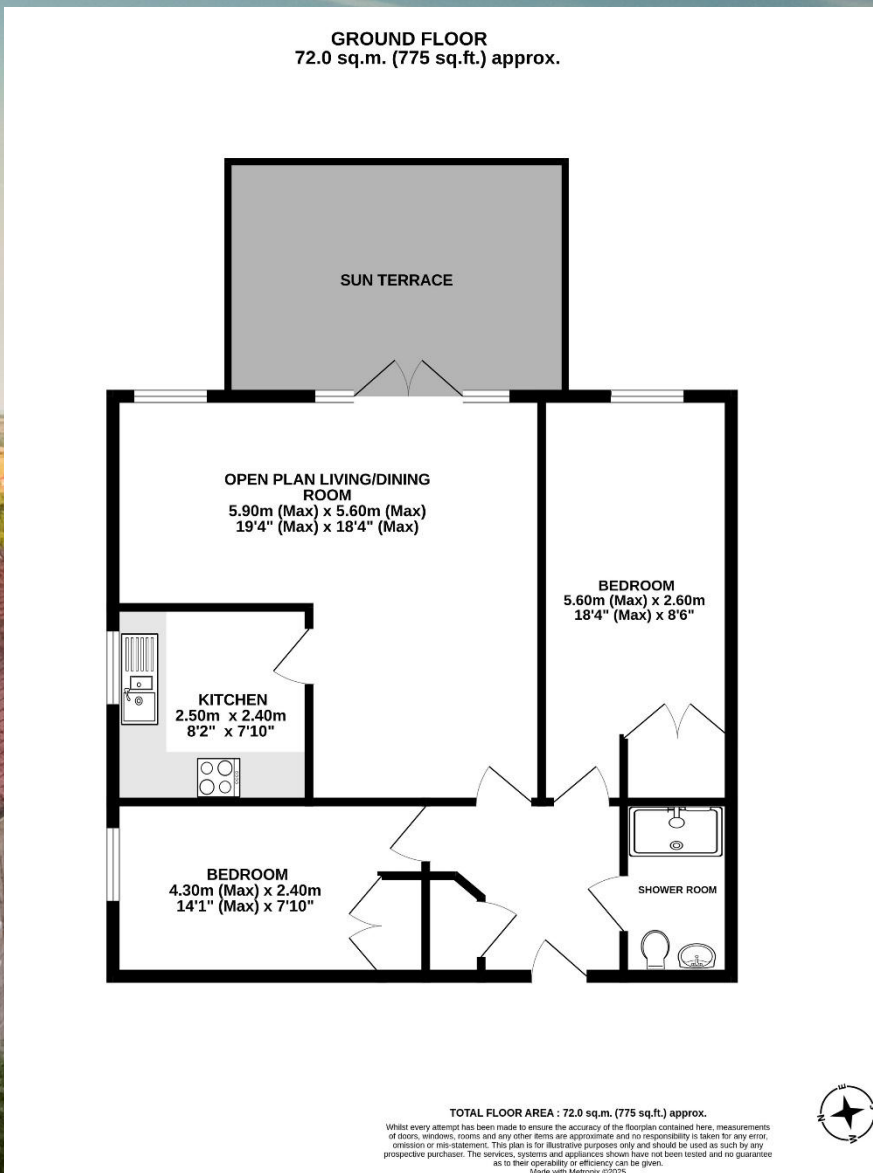
VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

01747 213106

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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.
31 July 2025

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