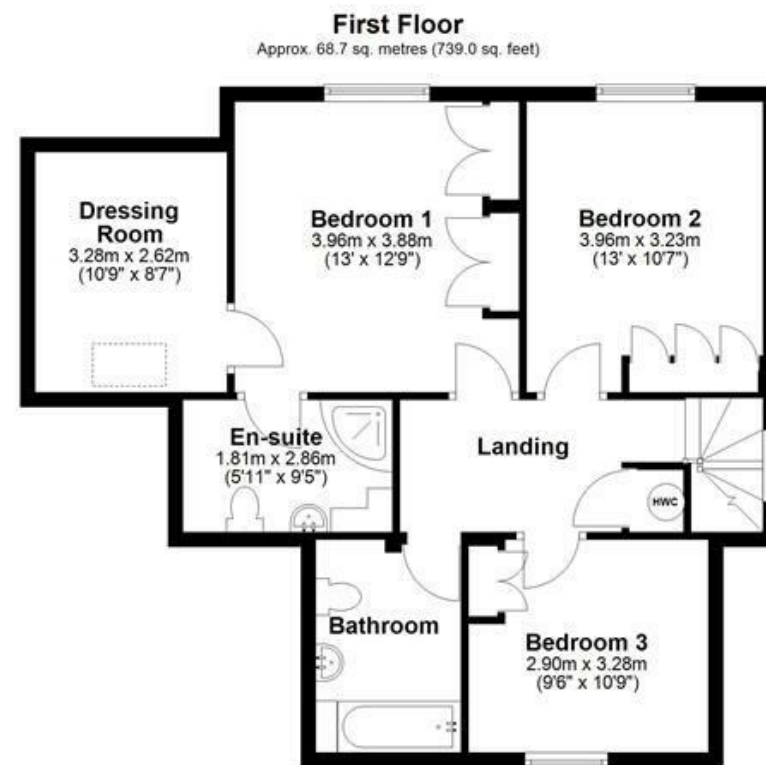
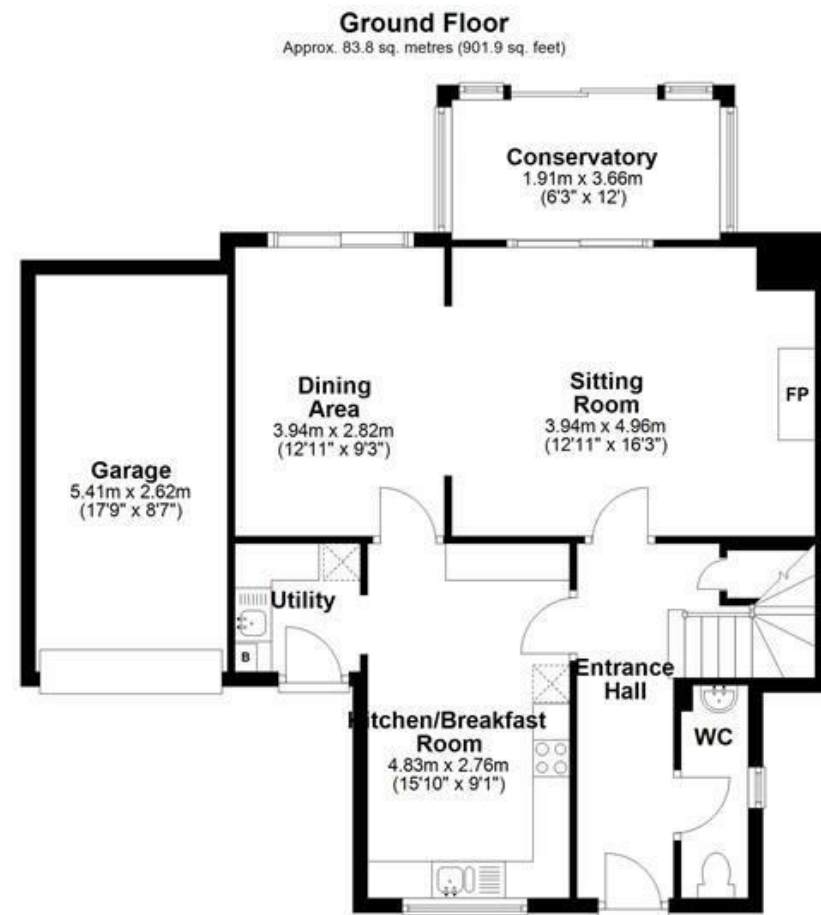




Total area: approx. 152.4 sq. metres (1640.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Hunters Mead Motcombe

Guide Price
£400,000

Detached Village Home in Popular Motcombe – No Onward Chain:-

In the heart of the highly desirable Dorset village of Motcombe — perfectly placed between Shaftesbury and Gillingham with its mainline train service to London and the West Country — this bright, modern detached home offers generous space, everyday comfort and the rare opportunity to become part of a thriving rural community. Motcombe itself brims with charm, boasting an excellent primary school, welcoming country inn, churches, community-run shop with post office and café, plus a lively village hall with recreational grounds.

Light-filled and welcoming, the layout works effortlessly for both growing families and those looking to downsize in their leisure years without compromising on space or quality of life. The kitchen/breakfast room with adjoining utility is ideal for busy mornings and relaxed weekend cooking, while the open-plan dining and sitting room, centred around a feature fireplace, creates the perfect setting for cosy evenings or lively gatherings with family and friends. The conservatory offers potential for updating and a convenient ground floor WC completes the picture. Upstairs, three well-proportioned double bedrooms provide comfort and flexibility. The main bedroom enjoys its own en-suite shower room and a dressing room that could serve equally well as a study or nursery, while the family bathroom serves the remaining bedrooms.

Outside, the attractively landscaped sunny, private rear garden is a peaceful haven for relaxing or entertaining, and the property also benefits from off-road parking and a garage. Offered with no onward chain, this is a home you can move straight into, enjoy from day one, and shape to suit your own style.

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The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized, welcoming entrance hall with stairs rising to the first floor and doors leading off to the kitchen/breakfast room, sitting room and cloakroom, which is fitted with a WC and pedestal wash hand basin and a practical wood effect vinyl flooring. The spacious sitting room has a feature fireplace with a stone surround and hearth plus a coal effect fire that adds warmth and a focal point to the room. There is a sliding door to the conservatory, which is ready to be upgraded plus an opening into the dining room, where there is ample room for a large table and chairs. From here, a sliding door leads out to the rear garden and a further door opens into the kitchen/breakfast room.

The kitchen/breakfast room is generously sized with a large window overlooking the front garden. It is fitted with a range of units consisting of floor cupboards with drawers and eye level cupboards with open shelves. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. There are spaces for an undercounter fridge and freezer and the eye level double electric oven is built in. In addition, there is a gas hob with an extractor hood above. For appearance and practicality, the floor is laid in a ceramic tile effect vinyl.

The utility is fitted with floor and eye level cupboards, work surface with a tiled splashback and stainless steel sink. There is plumbing for a washing machine and slimline dishwasher as well as space for a fridge/freezer. A door opens to the drive.

First Floor

On this floor, you will find three double bedrooms, all with fitted wardrobes and the principal bedroom also benefits from an en-suite shower room and a dressing room that could be used as a study or nursery - a flexible space that can be tailored to your needs. The family bathroom is fitted with a WC, pedestal wash hand basin and bath with an electric shower over.

Outside

Parking and Garage

The property is approached from the cul de sac onto a tarmac drive with space to park one to two cars and leads up to the single garage. This has an up and over door and is fitted with light and power.

Gardens

The front garden has been landscaped for easy

maintenance and is laid to stone chippings and paving stone, and planted with a variety of shrubs and trees. A gate to the side of the property opens to the rear garden. This has been attractively landscaped with plenty of areas of interest. Immediately to the back of the dining area there is a paved seating area and a central stepping stone path leads up the garden to a further 'woodland' style seating area. The lawns have a gradual terrace and retained by curving low stone walls, which adds definition to the garden. It is planted with a variety of trees, shrubs and flowers. A wonderful outdoor space that benefits from good privacy and a sunny aspect.

Useful Information

Energy Efficiency Rating D

Council Tax Band E

Sustainable Wood Framed Double Glazing

Gas Fired Central Heating

Mains Drainage

Freehold

No Onward Chain

Location and Directions

The property is located in the popular and pretty village of Motcombe which lies between the towns of Gillingham and Shaftesbury and not far from the Wiltshire village of Mere. The village itself boasts and active community with villagers looking after communal areas and running the village shop which also has a tea room and visiting post office. There is a village hall which hosts a variety of activities with the recreational ground lying behind. The parish church was rebuilt in 1846 and has a font dating back to Norman times, further church on the main street and the primary school is situated close by. Just outside the village there is the Copperidge Inn with rooms and a restaurant and is a popular location for wedding parties. Shaftesbury and Gillingham both offer a good selection of independent shops and chain stores with Gillingham having a mainline train station serving London Waterloo and the West Country.

Postcode - SP7 9QG

What3words - ///spell.asterisk.fruit



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.