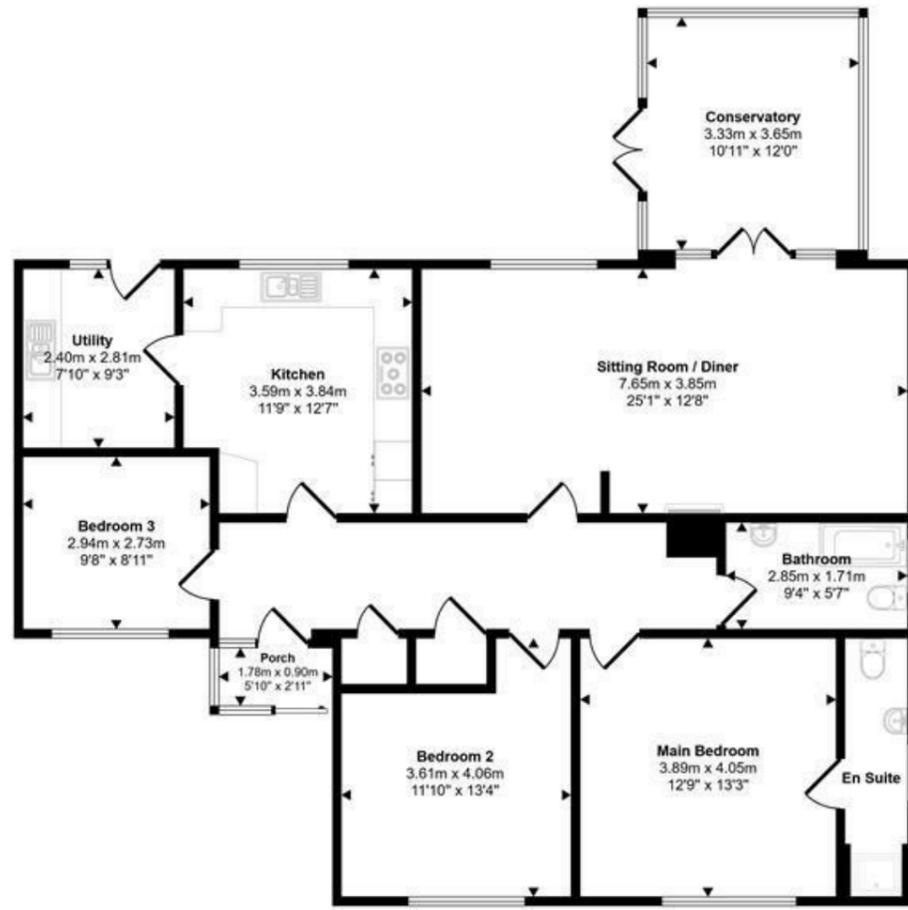
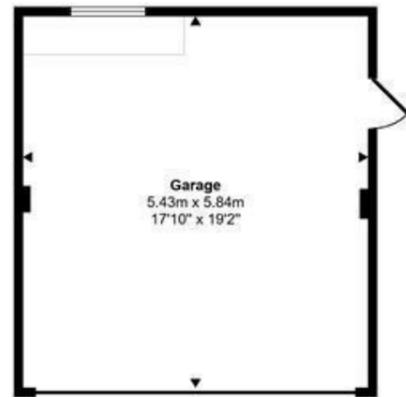


Approx Gross Internal Area  
164 sq m / 1766 sq ft



Floorplan  
Approx 132 sq m / 1425 sq ft



Garage  
Approx 32 sq m / 341 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		68	76
EU Directive		2002/91/EC	

# Morton • New

selling and letting properties



The Street  
Motcombe

Guide Price  
£560,000

A well presented and much improved detached bungalow offering three bedrooms, situated in the heart of the sought-after village of Motcombe. Having been in the same ownership for the past ten years, the property has been thoughtfully updated and maintained, creating a comfortable and well balanced home suited to a range of buyers.

The accommodation is arranged across a single level and provides both spacious and flexible living. The main living areas include a generous sitting/dining room and a modern fitted kitchen, complemented by a conservatory which enhances the overall living space and provides a pleasant connection to the garden. A separate utility room adds further practicality.

There are three bedrooms, including a principal bedroom with en-suite, while a family bathroom serves the remaining accommodation.

Externally, the property benefits from a south-facing rear garden backing onto open fields, enjoying a high degree of privacy and a pleasant outlook. A double garage with power and lighting, together with ample parking, further enhances the appeal.

Set within a thriving village community, the property enjoys a strong sense of character and individuality, while being within easy reach of Shaftesbury and the surrounding countryside.



**Accommodation**

**Inside**

**Ground Floor**  
Entry is via a porch leading into a central hallway, providing access to the principal rooms and creating a practical and well arranged layout.

A particularly generous sitting/dining room offers excellent flexibility for both everyday living and entertaining, with ample space for a range of furniture arrangements and a pleasant outlook.

Fitted in a modern gloss style, the kitchen provides a range of units complemented by laminate worktops. There is a built-in double oven, microwave and gas hob, along with good storage and preparation space. A separate and spacious utility room further enhances functionality.

Added by the current owners, the conservatory provides a bright and versatile additional reception space, ideal as a garden room with direct access to the outside.

Three bedrooms are available, with the principal bedroom benefiting from its own en-suite shower room. The remaining

bedrooms are served by a family bathroom, making the layout well suited to a variety of needs.

**Outside**  
**Gardens**

The property enjoys gardens to both the front and rear, with the rear garden being a particular feature. It is predominantly laid to lawn with a patio seating area, ideal for outdoor dining and relaxation. The garden benefits from a southerly orientation and backs directly onto open fields, enjoying a good degree of privacy and uninterrupted views.

**Parking and Garage**

A double garage with power and lighting is complemented by ample driveway parking for several vehicles, adding to the overall practicality of the property.

**Useful Information**

- Energy Efficiency Rating D
- Council Tax Band F
- Mains Drainage
- Gas Fired Central Heating
- Upvc Double Glazing
- Freehold
- Vendors are able to break the 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 an 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 9HJ

What3words - ///bottle.worms.lifted

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.