



Total area: approx. 122.1 sq. metres (1313.9 sq. feet)

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



## Church Walk Motcombe

Asking Price  
£350,000

- Quintessential Grade II Listed Thatched Cottage – full of charm & kerb appeal
- Character features throughout – paned cottage windows, leaded light bars, exposed beams, latch doors and exposed floorboards
- Versatile living spaces – large sitting room & snug (both with fireplaces & Bresummer beams)
- Flexible layout – snug can be a dining room; study could serve as 4th bedroom or hobbies room
- Modern country kitchen – soft-close units & integrated appliances
- Sun room – tranquil spot for relaxation
- Upstairs – three generous double bedrooms + stylish shower room
- Ground floor – additional shower room with direct study access
- Enchanting gardens – brook borders, open field views, private & idyllic
- Village location – peaceful yet close to amenities
- Parking nearby – just a short walk from the cottage





## The Property

### Accommodation

#### Inside

##### Ground Floor

From the storm porch an original style timber door opens into a light and welcoming entrance hall with stairs leading to the first floor, opening to the sun room, snug and to the sitting room. The floor is laid to exposed oak floorboards.

The spacious sitting room enjoys an outlook over the front garden and retains character features such as an exposed ceiling beam and feature fireplace with a Bresummer beam and tiled hearth. The floor is laid in an attractive wood block. There is a door into the study/bedroom four. The snug also looks out over the front garden and benefits from a feature fireplace with Bresummer beam and flagstone hearth and there are exposed floorboards. There is an arch to the second staircase that rises to the first floor and a latch door into the kitchen.

The kitchen has recently been fitted with a range of modern, stylish soft closing units consisting of floor cupboards and separate drawers. There is a generous amount of marble effect work surfaces and a one and a half bowl ceramic sink and drainer with a swan neck mixer tap. The integrated appliances comprise:- fridge, dishwasher, freezer and washing machine.. There is a dual fuel range cooker with a tiled splash back and extractor hood above. The floor is laid in a practical and attractive ceramic tile effect vinyl.

There are two further reception rooms - the sun room has access to the rear garden and the study could also be used as the fourth bedroom with access to its own shower room.

##### First Floor

On this floor you will find a modern shower room with walk in shower with easy clean laminate panelled walls and there are three double bedrooms, one of which is currently used as a dressing room and fitted with hanging space and shelves.

#### Outside

##### Gardens

From the path a picket gate opens onto a paved path that gradually curves up to the storm porch. It is edged by beds planted with a variety of cottage garden flowers. The rest of the frontage is laid to lawn and planted with trees and shrubs. There is access to the large rear garden from both sides of the property. This is mostly laid to lawn with a spacious paved sun terrace immediately to the back of the cottage - a great

entertainment area for alfresco dining. There are beds planted with a variety of flowers and shrubs as well as trees. The garden is very private and enjoys a sunny aspect backing onto pasture land. The cottage is bordered at the front and one side by a little brook. The whole grounds have a magical quality about them.

### Useful Information

Energy Efficiency Rating 'Exempt' due to Grade II Listed Status

Council Tax Band E

Original Glazing

Gas Fired Central Heating (a new boiler has recently been installed)

Mains Drainage

Freehold

Parking is available a short walk from the cottage

### 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 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 9NU

What3words - ///admiringly.clipboard.looms



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