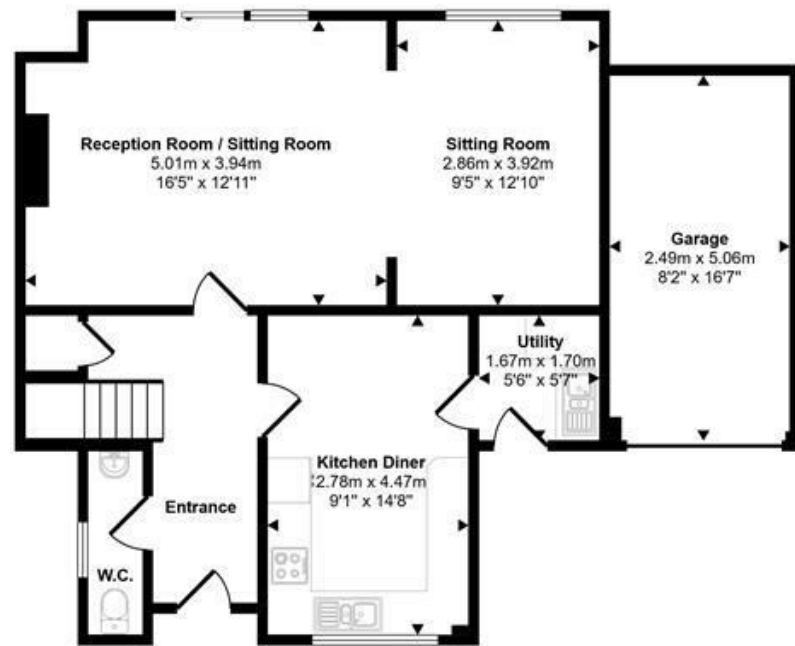
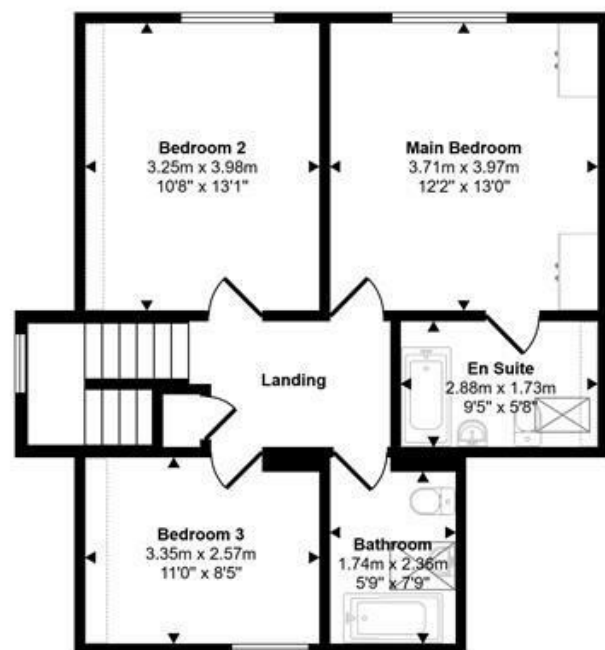




Approx Gross Internal Area  
131 sq m / 1410 sq ft



Ground Floor  
Approx 73 sq m / 789 sq ft



First Floor  
Approx 58 sq m / 620 sq ft

Denotes head height below 1.5m

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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High Street  
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Dorset  
SP8 4AA

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gillingham@mortonnew.co.uk  
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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	71	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Morton • New

selling and letting properties



Hunters Mead  
Shaftesbury

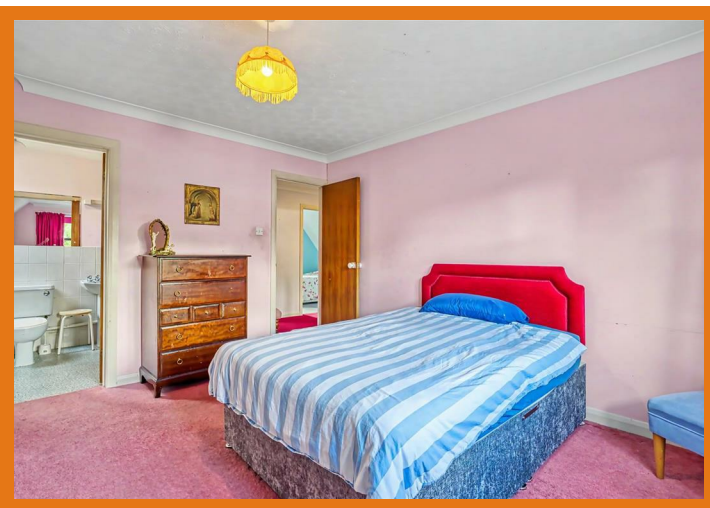
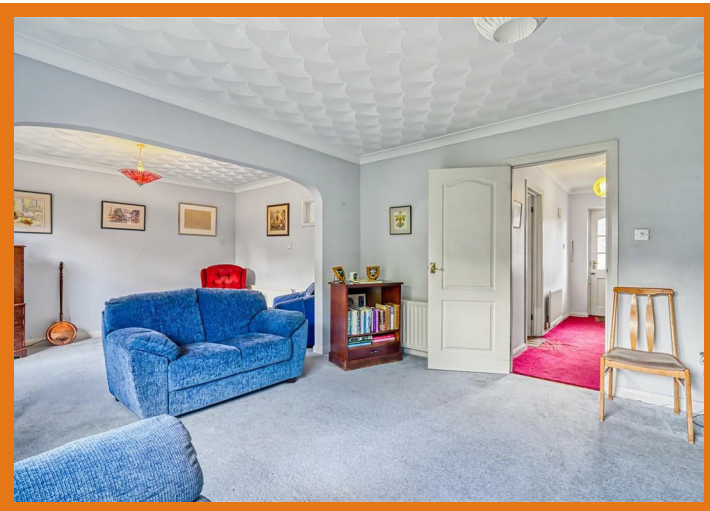
Asking Price  
£385,000

A well proportioned three bedroom detached home set within a sought after cul de sac in the popular North Dorset village of Motcombe, just two miles from the town of Shaftesbury and within easy reach of Gillingham's mainline railway station with direct services to London Waterloo and Exeter.

The property has been a well loved and cherished family home for thirty years and now presents a wonderful opportunity for a new owner to put their own stamp on a generously sized and well proportioned home. The accommodation is spacious throughout and briefly comprises two reception rooms, a kitchen diner, utility room and ground floor WC on the ground floor, with three bedrooms, an en suite shower room and a family bathroom on the first floor. There is scope to enhance and update to one's own style and taste, though the property is well maintained and ready to move into.

Outside, the west facing rear garden is a pleasant and private space, laid to lawn with a patio area and well established mature shrubs. A generous driveway and garage offering parking for up to three vehicles sit to the front of the property. Offered for sale with no onward chain, an early viewing is strongly recommended to fully appreciate both the accommodation and the position within this popular village.

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## The Property

### Inside

#### Ground Floor

Entering through the front door, the entrance hall leads through to the principal ground floor rooms, with a ground floor WC conveniently situated off the hallway. The sitting room is a well proportioned reception space with sliding doors opening directly out to the rear garden. A second reception room sits adjacent, offering a versatile space that could serve as a dining room, snug or home office.

The kitchen diner is fitted with wooden units and laminate worktops, with a window overlooking the garden and a utility room leading off providing useful additional storage and laundry space. There is scope to update and enhance the kitchen in time should the incoming purchaser wish to do so.

#### First Floor

Stairs rise to the first floor landing where three bedrooms are found. The main bedroom is a generous double with an en suite shower room. Bedroom two is also a well proportioned double and

bedroom three a generous single. A family bathroom serves the remaining bedrooms.

### Outside

#### Garden

A west facing rear garden enjoys a good level of privacy and is enclosed. Laid to lawn with a patio area and mature shrubs, it is a pleasant and well established outdoor space. To the front, a lawned garden creates an attractive approach to the property.

#### Parking

A generous driveway and garage to the front of the property offer parking for up to three vehicles.

### Useful Information

Energy Efficiency Rating Tbc  
Council Tax Band E  
Timber Framed Windows  
Mains Drainage  
Gas Fired Central Heating  
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 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 Coppleridge 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  
///depths.lifeguard.scorched

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.