



Glebe Gardens, Motcombe

Offers in Excess of: £500,000

Glebe Gardens, Motcombe, Dorset, SP7 9QQ

- Impeccably Presented Home
- Offering Adaptable Living Arrangements
- Enhanced To The Highest Standards
- High-Quality Shaker Style Kitchen
- Spacious Sitting Room With Woodburning Stove
- Useful Office / 5th Bedroom
- Impressive Master Bedroom Suite
- Luxury Family Bathroom
- No Forward Chain
- EPC: C

LOCATION

Motcombe is a village neighbouring Shaftesbury and Gillingham. The village of Motcombe benefits from a locally run community shop, a memorial/village hall which hosts a variety of activities, a traditional country pub and a bus service that runs to and from Shaftesbury - Gillingham. On the outskirts of Motcombe is one of the county's most prestigious preparatory schools in Port Regis which has been rated Excellent by the Independent Schools Inspectorate.

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital.

The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist.

There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.



TENURE

Freehold.

SERVICES

All mains' services are connected.

LOCAL AUTHORITY

Dorset Council, Band F.

VIEWINGS

Strictly by appointment, only with Boatwrights.
01747 213106 www.boatwrights.co.uk





DESCRIPTION

Positioned within a quiet cul-de-sac and overlooking open countryside is this impeccably presented and adaptable detached family residence of which has been tastefully enhanced throughout. The property further benefits from No Forward Chain.

Offering in excess of 1800sq ft of living accommodation, the property forms an ideal residence for a variety of homeowners due to the adaptability of living, working and bedroom spaces separated over two storeys. The ground floor comprises a central entrance hall giving access to all areas of the home with the main reception room be located to the right of the property, spanning the full depth of the house and enjoying a dual aspect to allow for plentiful natural light. The kitchen breakfast room is a stunning space with a high-quality Shaker Style Kitchen all set against views of the garden and countryside beyond whilst a separate utility room provides a sense of convenience.

Also located on the ground floor is a study/additional bedroom before leading through to a further reception room, bedroom and self-contained shower room providing the perfect space for separate independent living accommodation if desired. Alternatively, this space would form an ideal home working studio given the proximity to the main living residence.

Upstairs boasts three double bedrooms including the principal bedroom that is a quite superb room, complete with dressing area and an ensuite shower room as well as rural views. The remaining bedrooms are serviced by a luxury family bathroom that includes a roll top bath and separate walk-in shower.

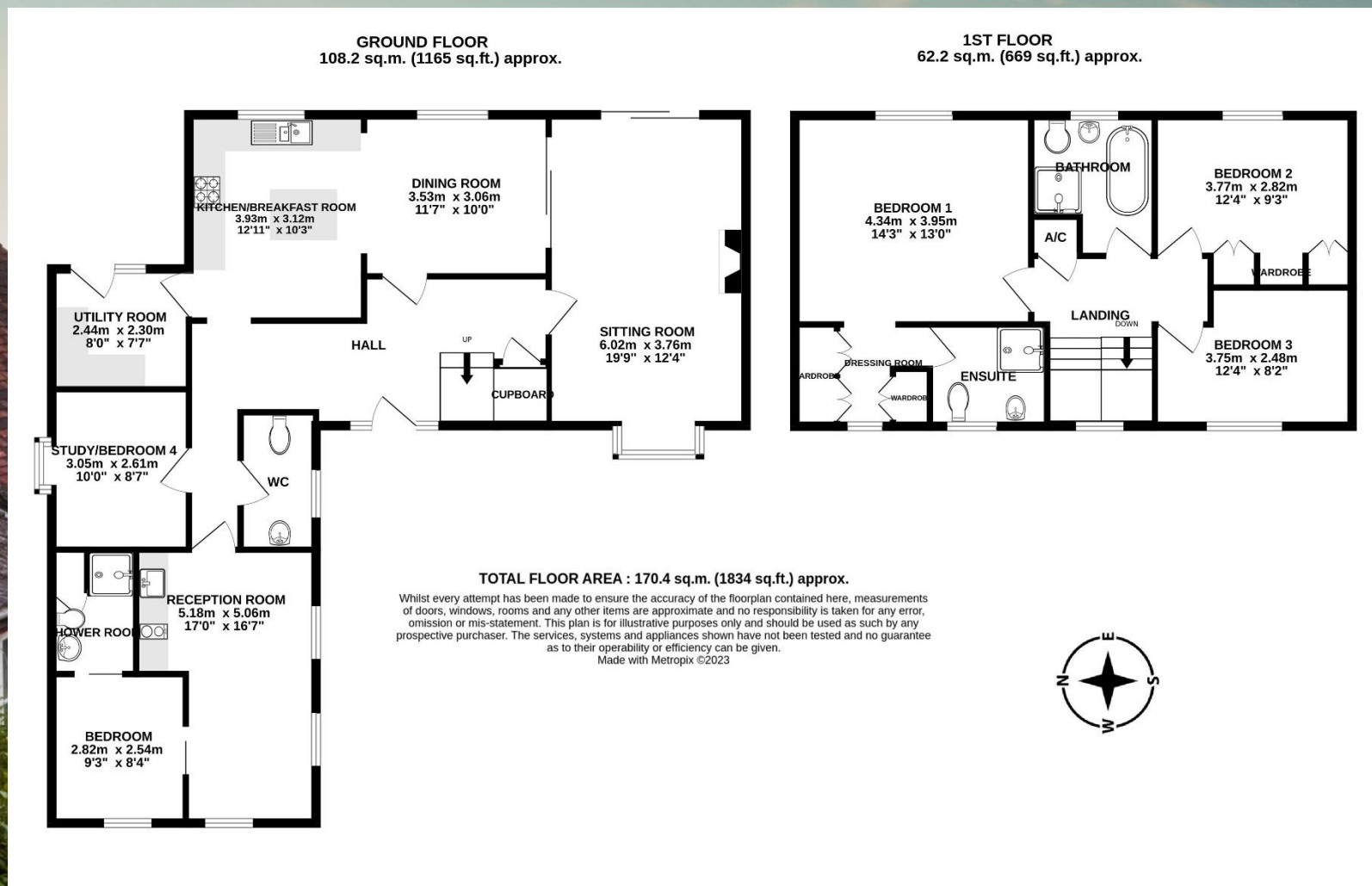


OUTSIDE

To the front of the property is a private block paved driveway that provides ample off-road parking for several vehicles.

At the rear is a sizeable, private and enclosed garden that is predominantly laid to lawn before taking in views across the north Dorset countryside.

Additionally, and of great benefit is a free-standing studio, complete with power and lighting that is currently utilised as a home gym but equally offers a raft of alternative uses whilst a patio space is ideal for dining alfresco and entertaining.



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.

03 April 2023