



Motcombe

Guide Price: £615,000

Pantiles, Motcombe, Dorset, SP7 9HJ

- No Forward Chain
- Enviably Position Within A Popular Village
- Extended, Three Bedroom Detached Home
- Versatile Accommodation Throughout
- Unique Find Within Motcombe
- Solar Panels To Both The Front & Rear Of The Property
- Gated Driveway Parking •EPC: B

LOCATION

The delightful, rural village of Motcombe sits on the northern edge of Shaftesbury and benefits from a locally run popular 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 nearby town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred, whilst an eclectic mix of independent shops brings a vibrancy to the town. Again, there is a mix of schools for all ages in the town as well as leisure facilities and larger retail stores for every day convenience. Located to the North is Gillingham, a larger town with a comprehensive mix of schooling, retail and leisure facilities along with a mainline train station.

THE PROPERTY

A cleverly extended three-bedroom, detached home set within the most glorious position of Motcombe backing onto rolling countryside. Traditionally built, the home offers a wealth of accommodation over two storeys to suit a variety of purposes.

Entered via a useful boot room, the home comprises a modern kitchen suite with ample room for free-standing appliances, worktops and storage cupboards whilst a separate utility cupboard has been created for additional white goods. The first of the two reception rooms is positioned to the front of the home and features an inviting wood burner with internal French Doors leading to the family room that overlooks the rear garden and countryside beyond.

The family room also features a large pyramid skylight to create an open and airy room with a second set of French Doors leading onto the patio. Also forming part of the extension to the home is the formal dining room that again offers flexibility given its proximity to ground floor shower room of which is a modern suite, tiled in finish.

Upstairs boasts three well-proportioned bedrooms, all with built in wardrobes of varying sizes. The principal bedroom also enjoys a dual aspect to allow for plentiful natural light whilst also taking in the wonderful views to the rear. A family bathroom which features a shower over bath unit completes the accommodation.





OUTSIDE

Front: A gated driveway allows for plentiful off-road parking whilst a garage and additional free-standing shed provide useful storage solutions. A sizeable front lawn and patio create differing seating areas, all edged by an established hedgerow which provides privacy whilst further established trees and shrubbery offer colour throughout the year. The wraparound garden continues to the rear with access to both sides of the home.

Rear: Immediately backing onto open countryside, the rear garden is level flat giving a multitude of potential uses. Currently, a patio and shingled area runs the width of the plot giving the ideal footings for an outdoor dining set and greenhouse before the remainder is laid to lawn with periodic fruit trees and blossoming trees planted throughout.

TENURE

Freehold.

SERVICES

Mains water, gas and electricity are connected.

COUNCIL TAX

Dorset Council Tax Band E.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

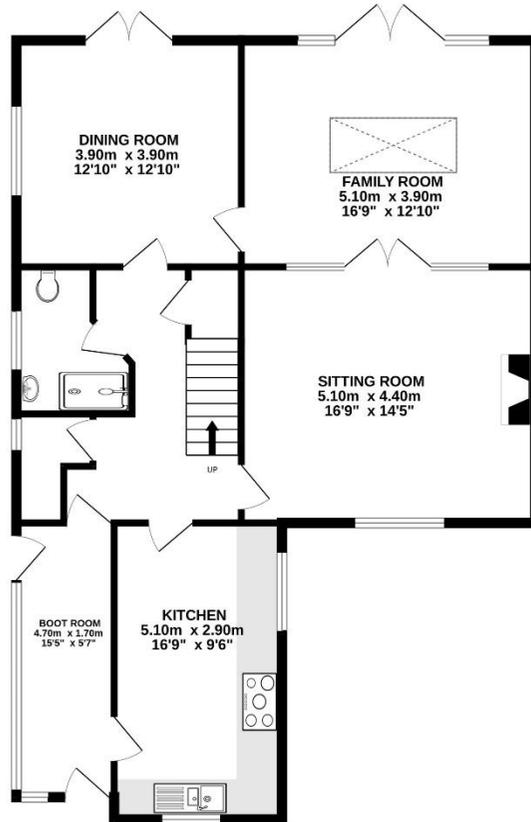
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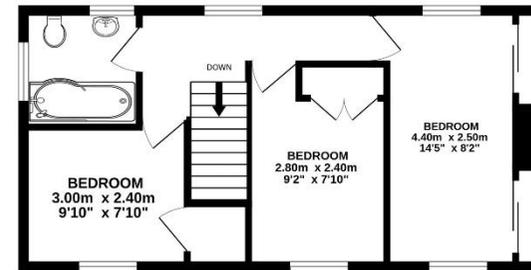




GROUND FLOOR
96.9 sq.m. (1043 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 136.1 sq.m. (1465 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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Boatwrights Estate Agents Ltd Registered in England No. 09514957

High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk
12 High Street, Shaftesbury, Dorset SP7 8JG Tel 01747 213106 Email sales@boatwrights.co.uk

