

9 BITTLES GREEN

MOTCOMBE, DORSET



RV
RURAL VIEW

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Motcombe, Shaftesbury, Dorset SP7 9NX

Shaftesbury 2 miles, Gillingham Station 3.5 miles, Tisbury 8.5 miles

An attractive semi-detached Victorian cottage situated in a popular North Dorset village with an excellent office/hobbies room & extension potential

Entrance Lobby | Sitting Room with a Walk-in Larder/Store | Kitchen
Two Bedrooms | Ground Floor Bathroom & Recently Fitted First Floor Shower Room
Former Outbuilding Converted into an Office/Hobbies Room | Store & Boiler Room
Front & Rear Gardens | Off Street Parking
Potential to Refurbish, Alter & Extend



RV RURAL VIEW

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SITUATION

Bittles Green is situated at the southern end of the large thriving village of Motcombe which is set amidst the gently rolling landscape of the Blackmore Vale and close to where North Dorset meets South Wiltshire. Motcombe has very good local facilities including a well-supported community run village shop/post office & café, Church of England primary school, active village hall, playing field, church and at the northern edge of the village, a well-regarded dining pub, The Coppleridge Inn. The village has several clubs and organisations that all help to make this a vibrant community.

Located between the towns of Shaftesbury and Gillingham, there is a good choice of independent shops, supermarkets and eateries close at hand as well secondary schools, medical facilities and sports centres. The Saxon hilltop market town of Shaftesbury is just two miles away and is famous for the steep

cobbled street of Gold Hill whilst Gillingham has a railway station with mainline services to London (Waterloo) and the West Country.

The local road network gives ready access to the other towns in the area including Bath, Dorchester, Poole, Salisbury, Sherborne, Warminster and Wincanton as well as to the South Coast whilst the A303 trunk road, linking with the M3 motorway, makes London accessible for the motorist.

Motcombe is an ideal base from which to explore the beautiful surrounding countryside and for a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Blandford, Salisbury, Tollard Royal and Warminster with racing at Bath, Salisbury and Wincanton. There are many places of interest to visit in the locality such as Old Wardour Castle, the Longleat Estate, Sherborne Castle, Stourhead Gardens, Wilton House and Kingston Lacy.

PROPERTY

9 Bittles Green is a semi-detached former estate worker's cottage set back from the village lane. Dating from the 1850's, the property has a mix of stone and brick external elevations under a slate tiled roof. Over the last couple of years the cottage has been partially improved including the creation of an upstairs shower room and converting the former outbuilding. Currently the living space on the ground floor comprises a covered entrance porch, entrance lobby, sitting room with a wood burning stove and a walk-in larder/store, fitted kitchen and bathroom. Upstairs are two bedrooms and a recently installed shower room.

What was originally an outbuilding/workshop is now a stylishly designed and fitted office/hobbies room with an adjoining storage area and a boiler room.

There is scope to refurbish the property and to substantially alter and extend the existing accommodation. Planning consent dated 14th September 2022 (P/HOU/2022/03870) for a two-storey extension has since lapsed but it might be of interest to know that the neighbouring cottage was granted planning consent in May 2024 for a large extension which is nearing completion.

OUTSIDE

The property is approached via a driveway with parking at the side for two or three cars at the side. The garden is presently a blank canvass for a new owner to landscape and stock which at the front has an area of lawn with laurel hedging whilst the rear is southwest facing and backs onto a stream. Between the back of the house and the office is a small gravelled courtyard.

DIRECTIONS (SP7 9NX)

From Shaftesbury take the B33081 towards Gillingham. Shortly after passing under the A30 flyover take the turning on the right signed to Motcombe. Proceed into the village and the Y Junction take the left-hand fork towards Gillingham and turn immediately left into a shared drive. Number 9 is the right hand one of a pair of cottages.

What3words: ecologist.juniors.twirls

TENURE

The tenure of the property is freehold.

SERVICES

Mains water, electricity and drainage. Oil fired boiler for heating and hot water.

LOCAL AUTHORITY

Dorset Council.

OUTGOINGS

Council tax band C

EPC

E (48) - Please refer to the agents for the complete certificate.

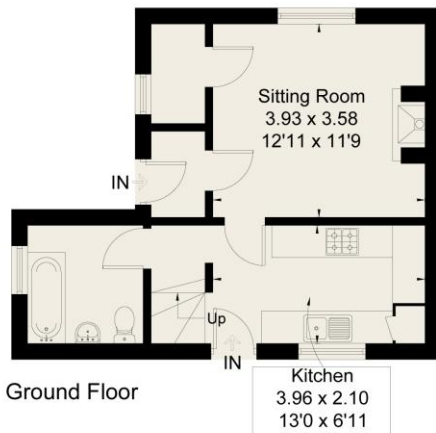
BROADBAND

Download speeds from Ofcom:
Standard 6Mbps, Superfast 80Mbps, Ultrafast 1800Mbps

VIEWINGS

Strictly by appointment with Rural View.

Approximate Floor Area = 66.1 sq m / 711 sq ft
Outbuilding = 22.5 sq m / 242 sq ft
Total = 88.6 sq m / 954 sq ft



Ground Floor



First Floor



Outbuilding
(Not Shown In Actual Location / Orientation)

