

KINGSETTLE COTTAGE

MOTCOMBE, DORSET

RV
RURAL VIEW

KINGSETTLE COTTAGE

Corner Lane, Motcombe, Shaftesbury, Dorset SP7 9HS

A most attractive extended cottage, set in a wonderful edge of village situation with views and woodland

Hall | Sitting Room | Kitchen/Dining Room | Conservatory | Study

Rear Lobby/Utility | 4th Bedroom/Studio & Shower Unit | Cloakroom

Main Bedroom & Ensuite Bathroom | Two further Bedrooms | Family Bathroom

Parking | Gardens & Woodland of approx. 1 acre



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The Loft, Tisbury, Wiltshire SP3 6JG

01747 442500

admin@ruralview.co.uk



SITUATION

Kingsettle Cottage is wonderfully positioned in a rural spot, along a no-through lane on the northern edge of Motcombe. Set amidst the gently rolling landscape of the Blackmore Vale, the village is close to the North Dorset/South Wiltshire border and has a thriving community, with a well-supported shop & post office, an active village hall, church, and the Coppleridge Inn close by. Also close at hand are the towns of Mere, Shaftesbury and Gillingham, each of which have shopping facilities, while the latter two are serviced by supermarkets, highly regarded secondary schools, professional services, medical facilities and leisure centres. Gillingham and Tisbury also provide mainline rail services to London (Waterloo) in under 2 hours and the West Country. The local road network gives ready access to the other main towns in the area including Bath, Salisbury and

Sherborne. The nearby A303 trunk road links with the M3, making London accessible for motorists, while the South Coast is also within reach. Families are drawn to the area by the quality of life and the many excellent state and private schools.

This is an ideal base to explore the beautiful surrounding countryside which offers a variety of pursuits such as walking, riding and cycling, as well as traditional field sports. Golf courses are to be found at Tollard Royal, Salisbury, Sherborne, Warminster and Wincanton and there are regular race meetings at Bath, Salisbury and Wincanton. The area is spoilt for excellent dining pubs, and there are many places of interest such as Old Wardour Castle, the Longleat Estate, Stourhead Gardens, Wilton House, Stonehenge and the Fovant Badges.

PROPERTY

Grade II listed and constructed of brick and stone elevations under a mostly thatched roof, Kingsettle Cottage is originally an C18 property which has been the subject of various extensions over the years. The double fronted façade has tremendous charm, and the house is full of character, having rich oak beams and inglenook fireplaces. On the ground floor, rooms issue from a well-proportioned central hall, which could be utilised for dining, a study area or simply as a welcoming reception space. A thatched entrance porch leads to the front door, providing access to a cosy, full-width sitting room, while to the rear is a well fitted, large and light kitchen/dining room opening to a conservatory beyond. There is a side lobby to the back door and off this has been created a ground floor bedroom/studio, with a shower unit, and a

utility area. The study and cloakroom lie further along off a bootroom with plenty of storage.

On the first floor is the principal bedroom with a large ensuite, two further double bedrooms and a bathroom.

OUTSIDE

A joy of this property is its fantastic location with a far-reaching easterly view. The garden is beautifully stocked and well-maintained, comprising a paved terrace with a raised brick pond and a level lawn bounded by hedging, with mature shrubs, broadleaf and fruit trees. There is a summer house and arbor, while at the bottom of the garden is a lovely piece of woodland, wonderful as a place to relax as much as for children to play. Gravelled parking is to the side of the property outside a timber gate.

DIRECTIONS (SP7 9HS)

From the centre of the village, head in a northerly direction and continue round to the right into Elm Hill. After 200m and before the railway bridge, turn right into Corner Lane. Continue for some 300m and Kingsettle Cottage can be found after a bend on the left.

What3words: ///identity.inent.abundance

TENURE

The tenure of the property is freehold.

SERVICES

Mains water and electricity, private drainage, oil fired central heating & hot water.

LOCAL AUTHORITY

Dorset District Council

OUTGOINGS

Council Tax Band G

EPC

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

BROADBAND & MOBILE

Potential for superfast connection
EE good outdoor, variable indoors
(OFTEC predictions)

AGENT'S NOTE: There is a trainline abutting the northern boundary of the woodland.

VIEWINGS

Strictly by appointment with Rural View.

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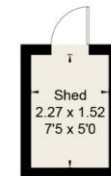
Approximate Floor Area = 218.3 sq m / 2350 sq ft
 Outbuildings = 2.8 sq m / 30 sq ft
 Total = 221.1 sq m / 2380 sq ft (Excluding Shed)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115044



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