



25 MOTCOMBE GRANGE, MOTCOMBE, SHAFTESBURY, DORSET SP7 9HJ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



25 MOTCOMBE GRANGE, MOTCOMBE, SHAFTESBURY, DORSET SP7 9HJ
PRICE GUIDE: £245,000

Motcombe Grange is a bespoke, luxuriously appointed independent retirement development situated in the picturesque Dorset village of Motcombe approximately 3 miles from the historic market town of Shaftesbury.

Formerly a prep school, The Grange was redeveloped and extended in 2003 to provide 30 elegant apartments with on-site allocated residents and visitors parking. The beautifully maintained gardens and communal grounds extend to c.3 acres and lead down past a large nature pond to a country walk making it ideal for dog owners and walkers: Pets are permitted by arrangement, depending on suitability, in the first and second floors apartments. There is a 24 hour emergency response service and, live-in management offering additional help and advice.

Communal facilities available to all who reside in The Grange include a gracious dining room, drawing room, bar, library and hairdressing salon. The dining room is open for optional lunches five days a week and is very well supported by the residents.

There is also an elegant guest suite available for residents to book for visiting relatives and may also be available for use by prospective residents viewing apartments. Details regarding booking and availability can be obtained directly from the live-in management.

No 25 is a first floor apartment of generous proportions in need of modest refurbishment. The accommodation is spacious with a large central entrance hall, sizeable sitting room with a balcony and pleasant outlook, well-appointed country style kitchen, utility room, two double bedrooms, shower room and separate bathroom.

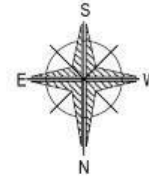
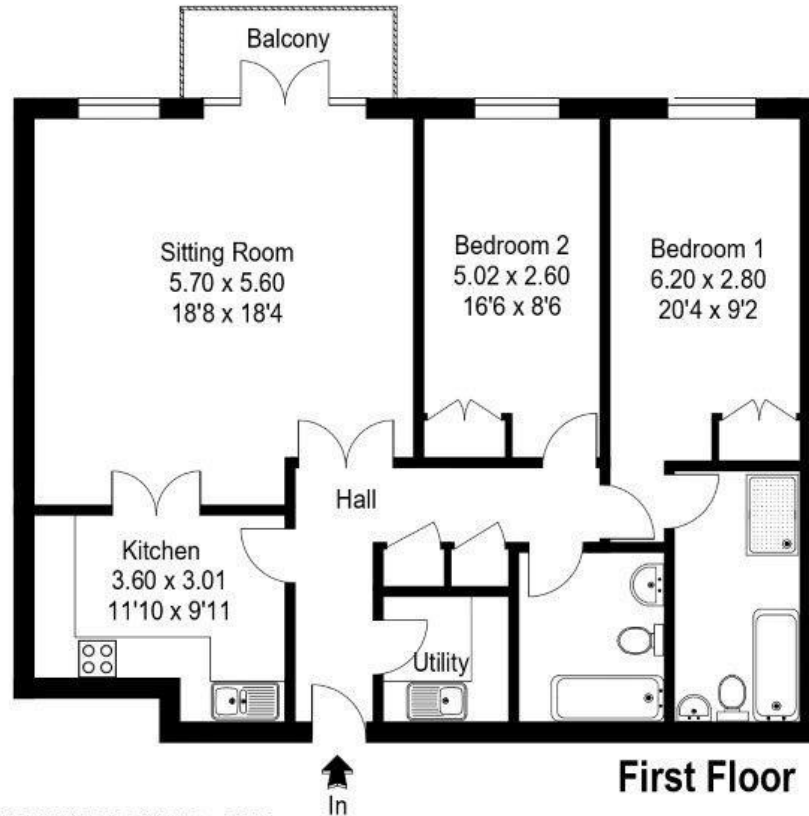
NOTE: All internal photographs displayed in this brochure are of the communal areas within Motcombe Grange.

LOCATION: Motcombe Village is situated in the beautiful countryside of North Dorset between the attractive hill top towns of Shaftesbury and Gillingham, benefitting from various amenities including a village shop, with Post Office and Coffee Bar, two churches, village hall and one hotel. The Saxon hilltop town of Shaftesbury has an excellent range of facilities including delicatessen, cafes, restaurants, niche retailers, boutique hotel, banks, small hospital, library, health centre and an arts centre. A more comprehensive range of facilities can be found in the Cathedral city of Salisbury to the east, the Georgian spa town of Bath to the north and the abbey town of Sherborne to the west. There are mainline railway stations at both Gillingham and Tisbury offering direct services to London (Waterloo). The A303 lies some 6 miles to the north, giving access to the West Country and London, via the M3. There is a good range of sporting facilities including golf at Rushmore, Blandford, Bournemouth and Bath, fishing on numerous chalk streams, extensive walking, cycling and riding in the surrounding countryside and sailing and other water sports on the south coast.



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Approximate Gross Internal Area :- 95 sq m / 1021 sq ft



PRODUCED FOR BAXTERS 2023
This illustration is for identification purposes only.
Not drawn to scale, unless stated.

TENURE AND SERVICES: Tenure: Leasehold. Local Authority: Dorset (North Dorset) Council. Council Tax Band E : £ 2,844.83 for year 2023/2024. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed. The Service Charge of £535.00 per month covers: 24 hour Emergency Call Response from live-in staff, Maintenance of communal grounds, Quarterly external window cleaning, Cleaning of all communal areas including dining room, drawing room, bar and hairdressing salon, Fire alarm and Lift maintenance, Guest Suite, Buildings Insurance, Monthly contribution to the Reserve Fund.

DIRECTIONS: Proceed out of Shaftesbury along the B3081 towards Gillingham. Pass under the flyover and then turn right, signposted towards Motcombe. Proceed in to the village and Motcombe Grange can be found on your left hand side.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. 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 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. Ref: 10690.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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