



Pear Tree House

Motcombe, Shaftesbury

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A detached family home with one bedroom annexe located in a sought-after North Dorset village

A generously-proportioned and well-presented five bedroom period property featuring a wealth of original and wooden flooring and some original fireplaces, the whole combining to provide a lovely family and entertaining environment. It is located at the heart of a popular village, near to local and town and centre amenities.



5 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



GARAGE



1.5 ACRES



FREEHOLD



VILLAGE



3,330 SQ FT



**GUIDE PRICE
£1,395,000**



The property

Pear Tree House is an attractive detached family home offering almost 2,900 sq. ft. of light-filled flexible accommodation arranged over two floors, sensitively combining modern amenities with period features including a wealth of original tiled and wooden flooring and some original fireplaces.

Designed to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall with feature tiled flooring, useful storage and a door to the rear terrace. It includes a family room with a feature brick fireplace housing a woodburning stove, flanked by bespoke storage on either side. A front-aspect sitting room opens onto the terrace through French doors, while double doors lead into a well-proportioned office. The generous dining room has an open fireplace and French doors opening onto the side terrace. Completing the ground floor is a spacious vaulted kitchen, fitted with a range of wall and base units, wooden worktops, a Belfast sink, and an Aga, complemented by modern integrated appliances. Adjacent is a well-equipped utility room

with fitted storage, an en suite cloakroom, and access to an additional utility space and a separate storage room.

On the first floor a generous landing with useful storage gives access to a principal bedroom with part-wood-lined en suite bathroom, four further bedrooms, three with built-in storage, and separate family shower and bathrooms.







Outside

Set within a plot extending to 1.5 acres, the property is approached via a gravelled driveway that provides private parking and leads to a garage and a tile-hung, double-fronted detached annexe. The annexe features an open-plan family room with a fitted kitchen area, complete with a butler's sink, a central open fireplace, and French doors opening to the garden. A wood-lined double bedroom with an en suite shower room completes the space. The well-maintained garden surrounding the house, a particular feature of this property, is laid mainly to lawn interspersed with mature specimen trees and bordered by mature hedging and features numerous seating areas and a paved side terrace, the whole ideal for entertaining and al fresco dining and enjoying far-reaching views over surrounding countryside.

Location

Set within a Conservation Area, the North Dorset village of Motcombe offers amenities including a village shop, Post Office, church, primary school, pub and a sport centre, set within Port Regis School, which has a pool, sauna, nine-hole golf course and tennis and squash courts. The Saxon hilltop town of Shaftesbury, Gillingham and the mediaeval cathedral city of Salisbury offer more comprehensive shopping, service and educational amenities. The area is renowned for its excellent variety of field sports with racing at Salisbury, Wincanton and Newbury, golf at Rushmore and South West Wilts and a range of water sports on the nearby south coast. Communications links are excellent: the A303 links to the motorway network, London and the West Country and Gillingham station offers mainline services to London Waterloo in around two hours.



Distances

- Shaftesbury 1.8 miles
- Gillingham 4 miles
- Tisbury 9 miles
- Warminster 15.4 miles
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Nearby Stations

- Tisbury
- Gillingham
- Warminster
- Templecombe
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Key Locations

- Cranborne Chase National Landscape
- Old Wardour Castle
- Salisbury (historic cathedral city)
- Melbury Downs Nature Reserve
- Shaftesbury Abbey Museum & Garden
- Gold Hill
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Nearby Schools

- Semley Church of England Voluntary Aided Primary School
- Shaftesbury School
- Sherborne School
- Port Regis Preparatory School
- Clayesmore
- Sandroyd
- Hanford
- Bryanston

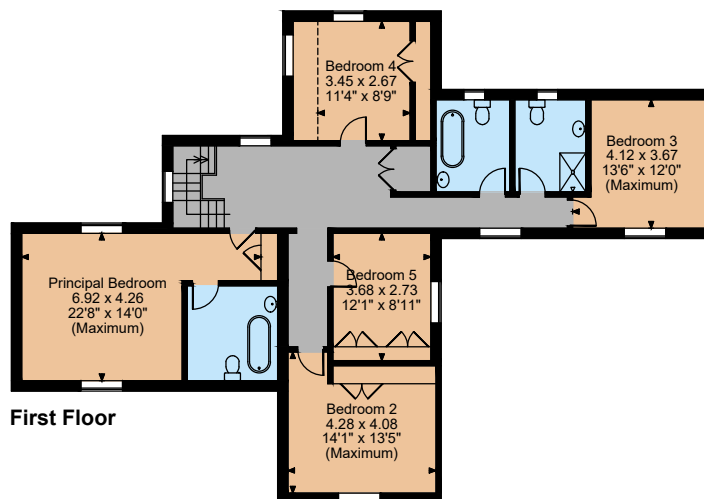




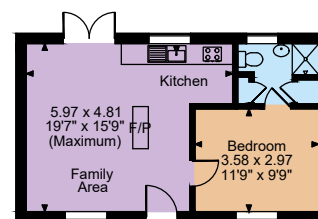




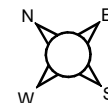
Ground Floor



First Floor



Annexe



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 2,887 sq ft (268 sq m)

Annexe internal area 443 sq ft (41 sq m)

For identification purposes only.

Directions

SP7 9NX

///what3words: openings.depending.enabling - brings you to the driveway

General

Local Authority: Dorset Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

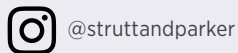
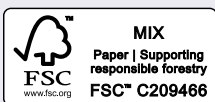
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