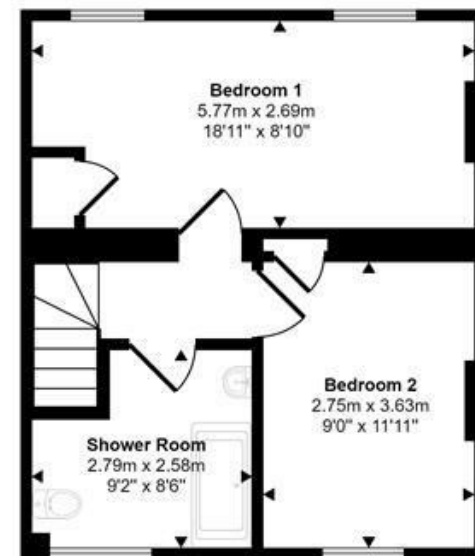




Ground Floor
Approx 65 sq m / 697 sq ft

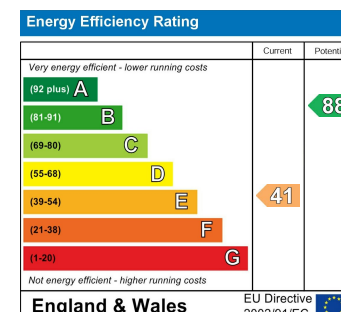


First Floor
Approx 39 sq m / 418 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



New Road
Bourton

Offers In Excess Of
£370,000

A delightful double fronted semi-detached period cottage with two double bedrooms, two reception rooms and situated in the popular Dorset village of Bourton. The village boasts a public house - The White Lion, which serves food, garage with convenience store, church and a primary school. Further facilities may be found at Mere, Wincanton and Gillingham, all about five miles away with Gillingham benefitting from a mainline train station. The popular town of Bruton is also close by and is the home of the Hauser and Wirth gallery and has a choice of independent schools. The popular National Trust Stourhead Estate is just a short drive away where there are many wonderful walks.

This charming cottage dates to the 1800s and has been a very much loved and enjoyed home of our sellers for the last eight years. During this time it has undergone thoughtful improvements with the creation of gated parking for three vehicles and the lean to has been upgraded to a workshop with utility area, enhancing the practicality of the cottage. Inside, the property offers the perfect place for relaxation and entertaining with two reception rooms and the fireplace with multi-fuel burner adds a touch of character and warmth. In recent years a new shower room suite has been fitted, new carpets laid in the last two years and the original doors have been stripped and retain the original latches on the first floor. The heart of this home lies in the combined kitchen/dining room which has a dual fuel Rayburn for heating and cooking and creates a cosy ambiance for meals with family and friends.

Outside, the landscaped garden provides a sunny retreat with excellent privacy, ideal for enjoying the outdoors in peace and with plenty of space to host a summer barbecue.

This lovely home will definitely melt the hearts of many and is ready to move into - all you need to do is place your belongings and start to take pleasure in village life.



**The Property
Accommodation**

Inside

Ground Floor
The property is approached from the pavement via a picket gate that opens to a path, which leads to the storm porch. A timber door with inset stained glass pane opens into a good sized sitting room with two windows with deep sills overlooking the frontage. There are two radiators, fireplace with multi-fuel burner and wood effect flooring. Stairs rise to the first floor with large storage cupboard beneath. A gentle step up to an original door with inset stained glass pane opens into the combined kitchen and dining room. This benefits from two windows with deep sills overlooking the rear garden and is fitted with a radiator and cupboards housing the electric meter, consumer unit and central heating programmer. The kitchen area has a range of country style units consisting of floor cupboards, separate drawer unit and eye level cupboards. There is a good amount of work surfaces with tiled splashback and one and half bowl stainless steel sink and drainer with swan neck mixer tap. There is a dual fuel Rayburn for cooking and heating, integrated dishwasher and fridge plus built in electric oven and ceramic hob with extractor hood above. The floor is laid to tiles. An original timber door opens to the conservatory, which is uPVC double glazed construction and brick wall with a solid roof that

provides warmth in winter and cool in summer.

First Floor

From the landing there is access to the two double bedrooms and shower room. Bedroom one boasts two deep silled windows with a view over the rear garden, two radiators and the airing cupboard which houses the hot water cylinder. Bedroom two has an outlook to the front, access to the loft space with a drop down ladder, radiator and a slim built in storage cupboard. The shower room benefits from a modern suite consisting of a low level WC with dual flush facility and large walk in shower cubicle with wall mounted taps and choice of monsoon or hand held shower head. There is also a vanity wash hand basin with mono tap. The flooring is laid to wood effect ceramic tiles.

Outside

To the side of the cottage double timber gates open to a generously sized parking area with space to park three cars comfortably. A timber gate opens to the rear garden. This has been attractively landscaped with different areas of interest. There is a lawn to the back of the conservatory with borders planted with a variety of flowers and shrubs plus the oil tank which is concealed by trellis fencing. There is a raised paved seating area, which has good privacy plus a further lawn as well as a pebble garden with water feature. At the bottom of the garden there is a timber shed and space for bins. The garden is a good size with good

privacy and enjoys the sun throughout the day. Attached to the cottage there is a large workshop with light and power plus work benches and a sliding door opens to the utility room with work surfaces, floor cupboards and sink. There is space and plumbing for a washing machine and tumble dryer.

Useful Information

Energy Efficiency Rating E
Council Tax Band C
uPVC Double Glazed Windows
Oil Fired Central Heating/Multi-fuel Burner and Dual fuel Rayburn
Mains Drainage
Freehold

Directions

From Gillingham

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout go straight over. Take a turning left - just before Milton Lodge heading to Silton. At the T junction turn left and proceed through the village passing the garage. Continue for a short time. The property will be found on the right hand side before going up the hill. Postcode SP8 5BJ.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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 measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.