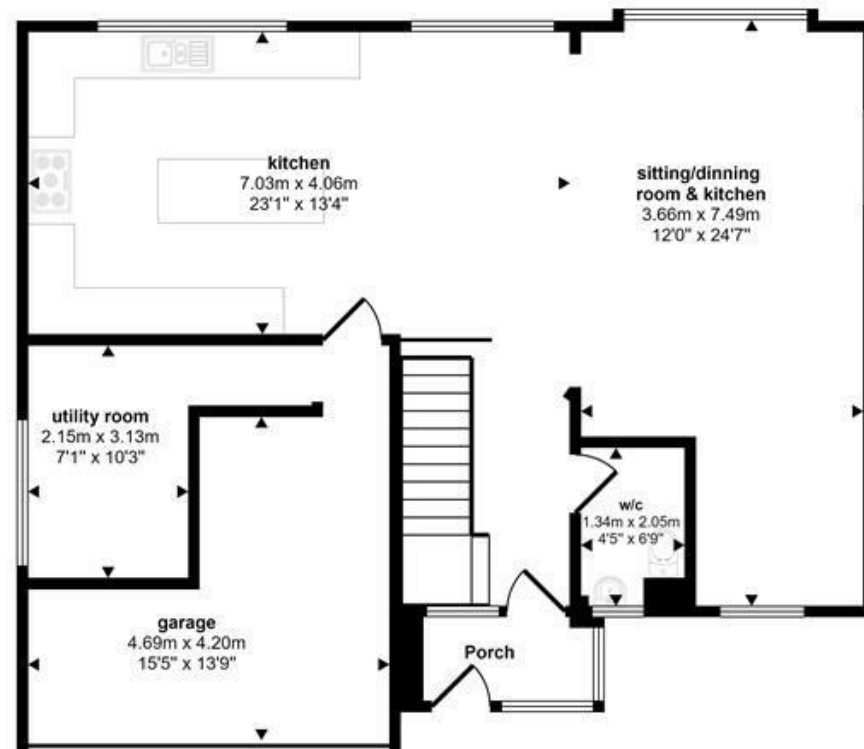


Lower Ground Floor
Approx 74 sq m / 799 sq ft



Ground Floor
Approx 93 sq m / 1001 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.



Mill Rise Bourton

Offers In Excess Of
£485,000

A wonderful opportunity to purchase a substantial detached family home offering around 1800 sq. ft (167 sq. m) of internal space with four generously sized bedrooms, some delightful countryside views and sitting in beautifully landscaped mature grounds. The property is situated in a quiet cul de sac in the popular Dorset village of Bourton and is within walking distance of the village's facilities. There is a public house, which serves food, garage with attached convenience store plus a pre/primary school and church. Further facilities are a short drive away at Mere, Wincanton and Gillingham, which has a mainline train station.

The property was built in the 1970s and indicative of the era benefits from large windows that allow the inside to be flooded with natural light. The property has been a very much loved and enjoyed home of our sellers for the last seven years. During this time it has been well maintained and improved with new uPVC double glazed windows throughout. Over the course of its lifetime, the property has been re-configured to provide contemporary living space with a fabulous open plan sitting/dining and kitchen, making it a perfect social and entertaining space for family and friends to enjoy. The four generously sized bedrooms are ideal for an existing or growing family and there is the convenience of the family shower room and en-suite.

Outside, there is driveway parking and the garage, plus a beautifully landscaped mature garden that is the best place to relax after a busy day and catch up with a bit of reading whilst sipping a coffee.

This splendid home must be viewed to truly appreciate all that it has to offer and how easily it will meet the needs of many. Add a few personal touches and the house will be yours to call home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	77
(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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The Property

Accommodation

Inside

Ground Floor
Upon entering the property there is a useful porch. The front door opens into a welcoming open plan living space with door to the WC and stairs leading down to the bedrooms. The open plan living space benefits from plenty of natural light flooding in from the large windows, making it a great social and entertaining room. The kitchen is beautifully presented and fitted with a stylish range of floor cupboards, separate drawer units, including deep pan drawers. There is a generous amount of work surfaces with a matching upstand and inset sink with a swan neck mixer tap. There is a range style cooker with splash back and extractor hood over. The central island has a breakfast area and floor cupboards. From the kitchen area there are doors opening to the utility area and garage. The utility and garage both have space for white goods.

Garden Level

Stairs lead down to the garden level with four good sized bedrooms, all of which provide built in storage. Bedroom one benefits from an impressive en-suite with a large walk in shower with his and hers sinks. Bedroom four has patio doors leading out to the garden and is perfect for a home office or hobbies room. The family bathroom also has a shower, low level W/C and sink.

Outside

Garage and Parking
There is space for two cars on the driveway and plenty of on street parking around the cul de sac. The garage has been partly converted into a useful utility area, this can easily be converted back if so desired. The garage has power, work benches and space to park one car. The property has a cellar which can be accessed via the side of the house.

Garden

The garden has been beautifully landscaped and maintained by our sellers. It is well stocked with mature flowers and shrubs and the two wildlife ponds are full of nature. There is a paved sun terrace to the front of the garden

and the rest is neatly laid to lawn. There is a green house and flower beds on the right hand side of the garden and the oil tank is neatly enclosed to the left of the garden. The garden enjoys a very private and sunny aspect. There are two side access gates.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
UPVC Double Glazed Windows
Oil Fired Central Heating
Mains Drainage
Freehold

Directions

From Gillingham Office
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. Take the second turning right into Mill Lane, then left into Mill Rise. Bear to the left where the property will be found on the right hand side of the cul de sac.

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.