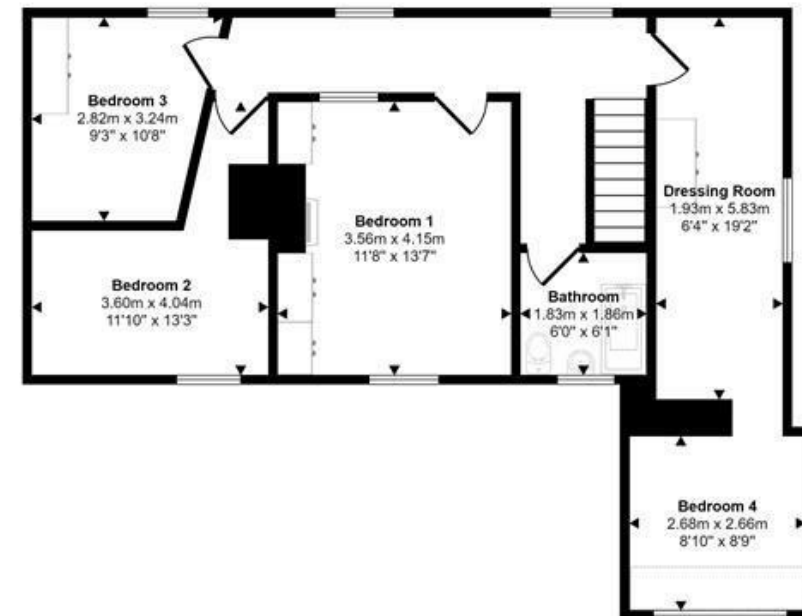


Ground Floor
Approx 83 sq m / 889 sq ft



First Floor
Approx 71 sq m / 769 sq ft

Denotes head height below 1.5m

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.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Back Street East Stour

Asking Price
£375,000

A chance to purchase a unique semi detached period cottage that is in need of updating and offering flexible accommodation with four bedrooms, presented for sale with no onward chain and sitting in grounds extending to around quarter of an acre. The property is situated in the popular village of East Stour and enjoys some delightful views over the nearby countryside to the rear. The village boasts a hall, which hosts a variety of events and the 'Crown' Inn with accommodation and serving food. Not far away is the popular Udder Farm Shop with restaurant and the Kings Arms, which also serves food and has accommodation. Just a short drive away is the town of Gillingham with mainline train station and the sought after high school, which falls within the catchment area for the property.

The four bedrooms could be reconfigured to provide two large bedrooms - plus a single bedroom with a dressing area/study/play area and the main bedroom would still retain the Victorian fireplace and sash window - this property provides flexible accommodation to suit your needs. There is also a choice of using the first floor bathroom or shower room on the ground floor and there is a spacious L shaped dining room and sitting room with an open fireplace in the sitting area and a nice sized kitchen. There is ample opportunity to unleash your creativity and transform this cottage into a stylish contemporary haven, making it truly your own. The property also enjoys the benefit of solar panels.

Outside, there is a double garage and parking and the large gardens offer a peaceful escape with scope to landscape to your own design. There is a also a useful brick built summerhouse offering multi-purpose usage.

If you are seeking an intriguing home with character and potential, this semi-detached period cottage with historic extensions is a must-see. A viewing is absolutely essential to really appreciate the possibilities that this property holds for you and a new village lifestyle.

Restways
High Street
Gillingham
Dorset
SP8 4AA

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gillingham@mortonnew.co.uk
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The Property

Accommodation

Inside

Ground Floor

The property is approached from the front via a porch, which has enough space to double as a conservatory taking in a view over the front garden. A glazed door opens into the main entrance hall, which runs to the rear of the house and door opening to the back garden. In the hall there are fitted storage shelves, open tread staircase to the first floor and doors leading off to the shower room, kitchen and dining room. There is an area with window overlooking the front garden that could be used as a study space or as a boot/shoe coat store.

There is an L shaped sitting/dining room - both areas with windows to the front aspect and a sliding patio door opening to the rear garden. The sitting room has an open fireplace with timber mantelpiece and brick slip and hearth plus two display alcoves. The kitchen enjoys a double aspect with a window to the side and to the rear overlooking the garden. It is fitted with a range of floor and eye level cupboards, work surfaces with a tiled splash back and a double stainless steel sink and drainers. There is a built in eye level double electric oven, space and plumbing for a washing machine and for a fridge/freezer plus other appliances. Also on the ground floor is a useful shower room.

First Floor

The split level landing is part galleried and has two large windows overlooking the front garden. There is the bathroom plus four bedrooms that offer flexible usage. All have built in wardrobes and or shelves. The main bedroom also has a Victorian black iron fireplace and grate and an original sash window opening to the landing. The bedrooms that face the rear enjoy a wonderful view over the garden to the countryside beyond. The bathroom is fitted with a suite consisting of bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC.

Outside

Parking and Double Garage

The parking and garage are situated at the end of a long drive, which is found just before the front of the cottage from the road side. There is a double garage measures 5.64 m x 5.00 m/18'6" x 16'5" with two up and over doors, fitted with light and power plus has parking for one car in front of each door. A gate close to the parking opens into the rear garden.

Gardens

From the road there is a timber gate that opens onto a

meandering block paved path that leads up to the front porch. The rest of the frontage is laid to lawn with well stocked beds planted with trees, shrubs and flowers. There is a timber gate to the side of the house, which leads to the rear garden. This is predominately grassed with an old water feature at the bottom of the garden. There are shrub and flower beds, an old outhouse that houses the oil tank plus a covered well by the back door. There is also a brick summerhouse/hobbies room at the bottom of the garden that benefits from electric heating and power plus one part of it has been fitted with floor and eye level cupboards and work surfaces - a very useful multi purpose space. It measures - main room - 2.90 m x 3.40 m/9'6" x 11'2" - storage area - 2.90 m x 1.68 m/9'6" x 5'6".

Useful Information

Energy Efficiency Rating D

Council Tax Band D

uPVC Double Glazing

Oil Fired Central Heating

Mains Drainage

Freehold

All Ground Extending to 0.27 of an Acre - Drive, garage and gardens

No Onward Chain

Wholly owned solar panels for electric and hot water.

Directions

From Gillingham

Leave Gillingham via Newbury turning right at the lights heading towards Sturminster Newton. Go passed the 'Crown' Inn on your right and round the bend. The property will be found a short distance on the right hand side. Postcode SP8 5JY



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.