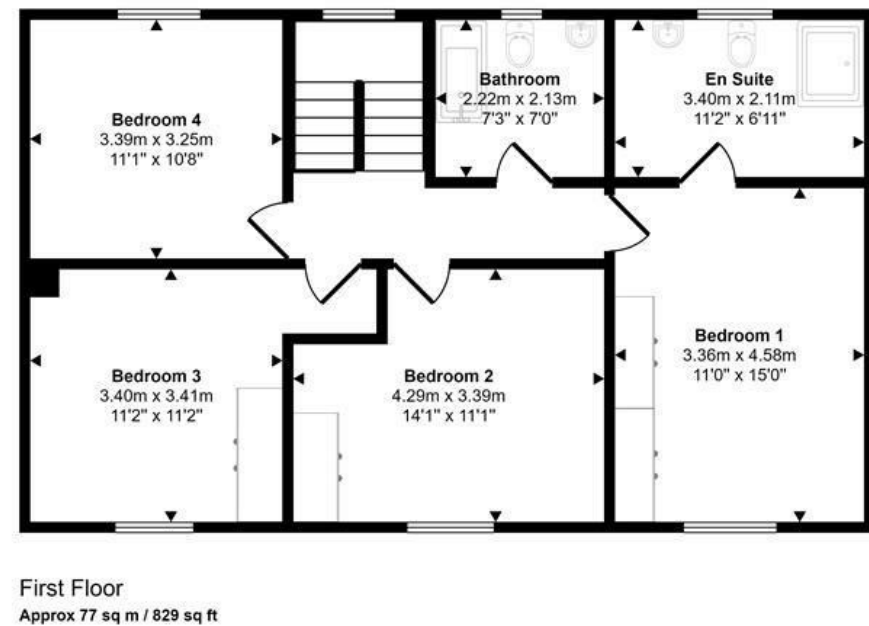
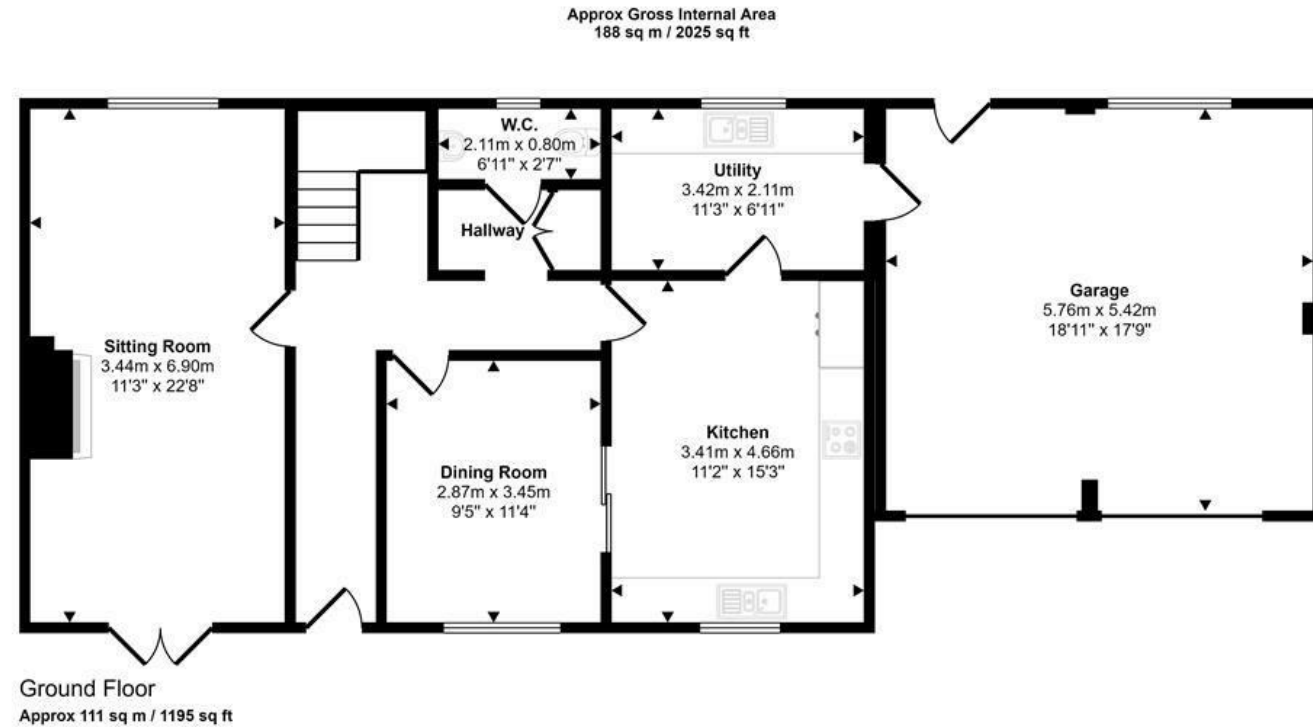




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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



New Road Bourton

Guide Price
£525,000

A beautifully presented and extremely well maintained detached family home offering around 2000 sq. ft (188 sq. m) of internal space with four double bedrooms, three with wardrobes and boasting some fabulous rural views of Duncliffe Wood and Shaftesbury in the distance. The property enjoys a lovely location in the popular Dorset village of Bourton - backing onto the main road - set down a private drive used by just two homes and is within walking distance of local amenities. The village has public houses - The White Lion and The Bell & Crown, garage with convenience store, church and a primary school. The town of Gillingham offers further facilities and a mainline train station and is just four miles away.

The property is about fifteen years old and has been a very much cherished and enjoyed home of our sellers for the last thirteen years. During this time it has been extremely well maintained and has benefitted from some general updating and improvements, which included adding an attractive Bath stone fireplace with wood burner creating a cosy ambiance and adding a touch of warmth and character to the sitting room. The separate dining room allows plenty of space for entertaining friends and family and with sliding doors into the kitchen/breakfast room there is scope to expand for those special occasions. This lovely home benefits from an easy to use layout with all rooms enjoying excellent natural light and has sustainable wood framed double glazing and LPG central heating with underfloor heating on the ground floor.

Outside, the attractive, easy to manage garden provides a tranquil retreat where you can enjoy the outdoors either relaxing or pottering about and there is plenty of parking for yourselves and any guests.

Viewing is essential to truly appreciate what this wonderful home has to offer as well as the splendid views and the location within the village.



The Property

Accommodation

Inside

Ground Floor

The front door opens into an inviting L shaped entrance hall with oak flooring, an area for coats and shoes and stairs rising to the first floor and doors to all the main ground floor rooms. The sitting room enjoys a double outlook with window to the rear and double doors taking in a rural view and opening to the front decked seating area. There is a fireplace with Bath stone surround, slate hearth and wood burner and oak flooring. The bright dining room enjoys a view over the garden to the countryside and has wood tiled floor and sliding doors opening to the kitchen/breakfast room. This too has a view to the front and the field opposite. It is fitted with a range of modern soft closing kitchen units consisting of floor cupboards, separate drawer units and eye level cupboards with counter lighting under. There is a good amount of wood effect work surfaces, tiled splash back and ceramic sink and drainer with mono tap. Included in the sale are the integrated fridge/freezer, dishwasher and double electric oven plus the gas hob with an extractor hood above. The floor is laid to wood tiles. In addition, there is a large utility room with cupboards and housing the LPG central heating boiler and door to the garage. There is also a cloakroom. The ground floor rooms benefits from underfloor heating with individual thermostats in each room.

First Floor

Stairs rise and return to the galleried landing with window to the rear aspect on the half landing. On the landing there is access to the part boarded loft space with pull down ladder and fitted with light plus white panelled doors to the four double bedrooms and bathroom. The main bedroom enjoys an outlook to the front taking in a partial countryside view and benefits from freestanding wardrobes and a large en-suite shower room fitted with a contemporary suite. Bedroom two and three also enjoy some fabulous views over the countryside to Duncliffe Wood and Shaftesbury in the distance and benefit from freestanding wardrobes. The family bathroom is fitted with a modern suite consisting of bath with mixer tap and shower attachment that has a choice of shower head, laminate splash back and shower screen, low level WC with dual flush facility and vanity wash hand basin with splash back and is laid to vinyl flooring. The first floor is heated by radiators.

Outside

Double Garage and Parking

The property enjoys a right of way over the drive to the block paved parking where there is space to park two to three cars and leads up to the garage. There is

additional parking on the shared drive. The garage has two double part glazed doors, fitted with light and power plus rafter storage and door to the rear. There is also a connecting door to the utility room.

Garden

The main garden lies to the front of the house and is of a very manageable size. There is a paved path leading from the drive to the front door plus a decked seating area with steps leading down to a paved secluded alfresco dining area with the remaining garden being laid to lawn and attractively planted with a variety of flowers and shrubs. The garden offers good privacy from its neighbour. A path leads along the side of the house there there is a log store and to the rear there is a raised bed retained by a brick wall and planted with a range of shrubs, including herbs. The path continues along the rear back to the drive.

Useful Information

Energy Efficiency Rating tba
Council Tax Band F
Sustainable Wood Framed Double Glazing
LPG Tank Central Heating
Mains Drainage
Freehold

Directions

From Gillingham High Street

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 right. The entrance to the property will be found on the right hand side, just before the layby. Postcode SP8 5AP



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 firms employment has the authority to make or give any representation or warranty in respect of the property.