



Bourton, North Dorset

£530,000

Council Tax Band E Tax Price £3,059 pa



Interact with the virtual reality tour and call Forest Marble 24/7 to schedule your viewing of this stunning chocolate box style cottage found in the popular North Dorset village of Bourton. The home sits handsomely in the middle of a large plot and is believed to originally date back to the mid 1700's. The house has been sympathetically restored and extended over recent years, full of character and charm and benefiting from generous gardens which will keep the most keen of green fingered people busy. Offering three bedrooms, four reception rooms, stunning open plan style kitchen, brick built studio and plenty more. There is also lots of parking on the driveway that sweeps from the private gates to the front of the house, as well as a large attached garage come workshop. To view the virtual tour follow this link: [Click Here](#)



Situation

Spring Rise lies in the heart of Bourton, best characterised as a vibrant community orientated village with a number of excellent facilities including a garage with post office and store, village hall, primary school, church and public house. The adjoining village of Zeals has similar facilities whilst the Silton doctor's surgery is in fact located on the edge of Bourton. The nearby towns of Gillingham and Wincanton provide a range of services to cater for most everyday requirements. At Gillingham there is a Waitrose supermarket and mainline railway station serving London Waterloo (2 hours). The area also has excellent road links with the nearby A303 providing road access to London via the M3 and to the south west. The cities of Bath, Bristol and Salisbury are within an hours drive.

Key Features

- Stunning Character Home
- Rural Village Location
- Three Reception Rooms
- Beautifully Presented
- Large Private Gardens
- Studio Outbuilding



Rooms

Boot Room/Entrance Reception

14'4" x 6'11" (4.37m x 2.11m)

Inner Porch

4'2" x 3'8" (1.27m x 1.12m)

Entrance Hall

4'11" x 10'3" (1.50m x 3.12m)

Kitchen Diner

17'11" x 19'3" (5.46m x 5.87m)

Breakfast Room

10'3" x 7'0" (3.12m x 2.13m)

Snug

13'6" x 9'6" (4.11m x 2.90m)

Lounge

15'7" x 13'11" (4.75m x 4.24m)

Cloak Room

3'2" x 4'0" (0.97m x 1.22m)

First Floor Landing

16'8" x 3'5" (5.08m x 1.04m)

Bedroom One

13'1" x 10'7" (3.99m x 3.22m)

En-suite

3'6" x 9'9" (1.07m x 2.97m)

Bedroom Two

12'0" x 10'2" (3.66m x 3.10m)

Bedroom Three

7'3" x 6'1" (2.21m x 1.85m)

Family Bathroom

7'5" x 8'0" (2.26m x 2.44m)

Garage / Workshop

16'5" x 14'6" (5.00m x 4.42m)

WC (in workshop)

4'4" x 3'5" (1.32m x 1.04m)

Studio/Outbuilding

6'2" x 12'4" (1.88m x 3.76m)



Front Garden

The property is set back from the road running through the village and is accessed via block paved driveway which offers parking for multiple vehicles. To the front is a stone wall with wooden gates to the drive should you wish to close the garden off. The garden itself is comprised of an expanse of lawn with mature trees and borders. To the side of the garage is a handy wood store and storage area.

Rear Garden

Stepping up from the courtyard to the rear of the house you will find a large private area which offers plenty of space to create your perfect garden. Mainly laid to lawn with mature trees, herbaceous borders and a patio area for sitting in the sun.

Directions

From our offices in Frome head out onto the A361 by pass and head south. Take the B3092 towards Maiden Bradley and continue on towards Stourhead Gardens and House. Turn right onto Stourton High Street and then take the first left onto Bells Lane. At the end of the road turn right onto New Road and continue along until you pass the White Lion public house on your right hand side. You will see the entrance to Spring Rise on your right hand side.

Agent Notes

We are informed by our vendors that there is a small flying freehold between the stairs/hallway and adjoining property. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.



 <p>Ground Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 1831.91 ft²</p>
 <p>Ground Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

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