



CHAFFERS
ESTATE AGENTS



20 Mill Rise

Bourton, Gillingham, SP8 5DH

A beautifully presented detached four bedroom house nestled in a sought after cul-de-sac and benefitting from lovely views of the surrounding hills. The property benefits from generous gardens, ample parking and is a must view!

Offers Over £485,000 Freehold

Council Tax Band: E

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Bourton, Gillingham, SP8 5DH



Description

A beautifully presented four bedroom detached house with open plan and reversed living accommodation. The property is located on a sought after cul-de-sac with open views from the first floor. The spacious and very well presented accommodation comprises on the first/upper ground floor, an enclosed porch which leads into the hall with cloakroom off, it then opens into the impressive open plan living/dining/ kitchen a triple aspect room with oak flooring, fitted kitchen area with granite worktops, central island/breakfast bar, Rangemaster cooker and integrated fridge. From the kitchen a door leads through to the garage which has been partitioned to create a useful utility space.

Downstairs there is a central hall with doors off to the master bedroom with

fitted wardrobes and door to en-suite shower room, with walk in shower cubicle. There are three further bedrooms and a second shower room.

Outside there is driveway parking to the front of the integral garage, a very useful cellar and well established gardens which are mainly laid to lawn with a variety of mixed borders, small trees. two small ponds, various seating areas, a summer house and a greenhouse.

Situation

The sought after village of Bourton marks the northern most point of Dorset, and has an active community with a Parish Church, a village store including a Post Office/Petrol Station, Public House, Primary School, and a bus service to Gillingham Secondary School. Bourton is within easy driving distance of several small market towns

including Wincanton, Gillingham, and Bruton. The village lies on the River Stour, bordering Somerset and Wiltshire with an 'outstanding' Ofsted report for the local primary school.

Additional Information

Services: Mains Water, Electricity & Drainage. Oil central heating.

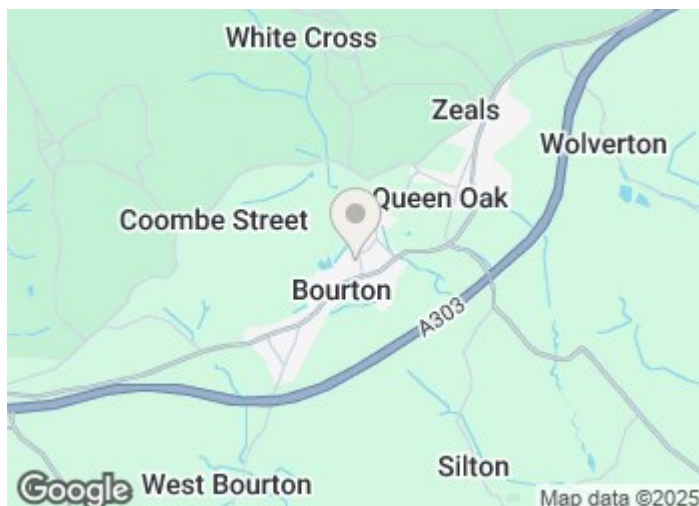
Council Authority: Dorset Council ~

Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

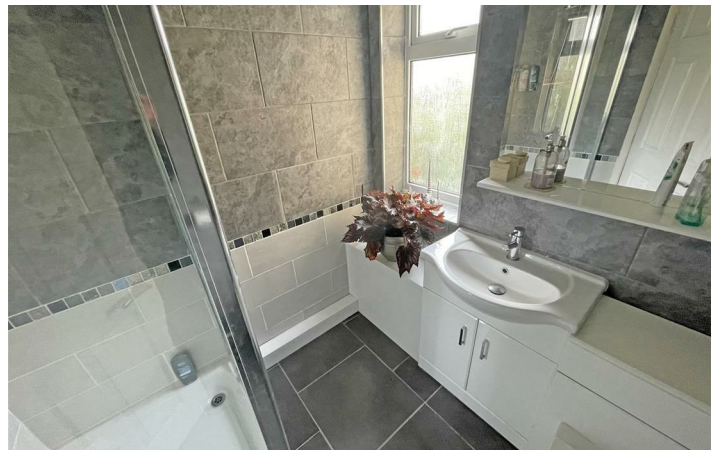
Energy Performance Certificate:

Rated: C



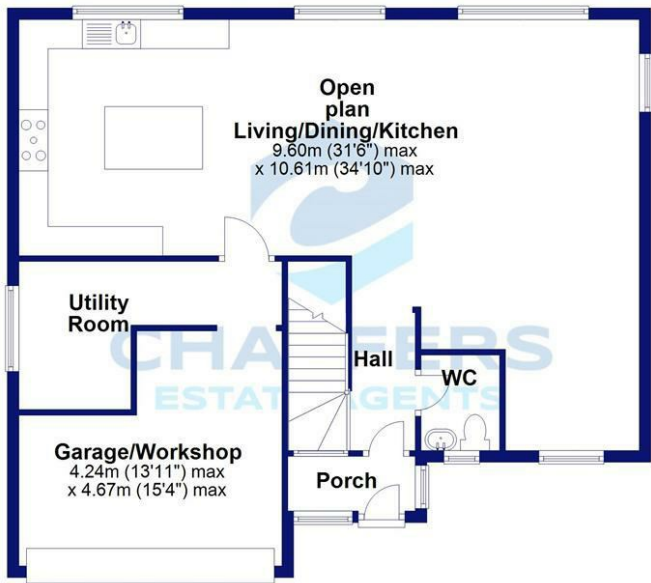
Directions

From our Shaftesbury Office proceed up the High Street through The Common into Bleke Street. At the 'T' turn left and continue to Gillingham. Drive through Gillingham heading towards Mere (B3092), at Milton on Stour turn left signposted Bourton when reaching the crossroads in Bourton turn left onto New Road (old A303) continue into the village and up the hill. Turn right into Mill Lane then immediately left into Mill Rise where the property can be found on the right.

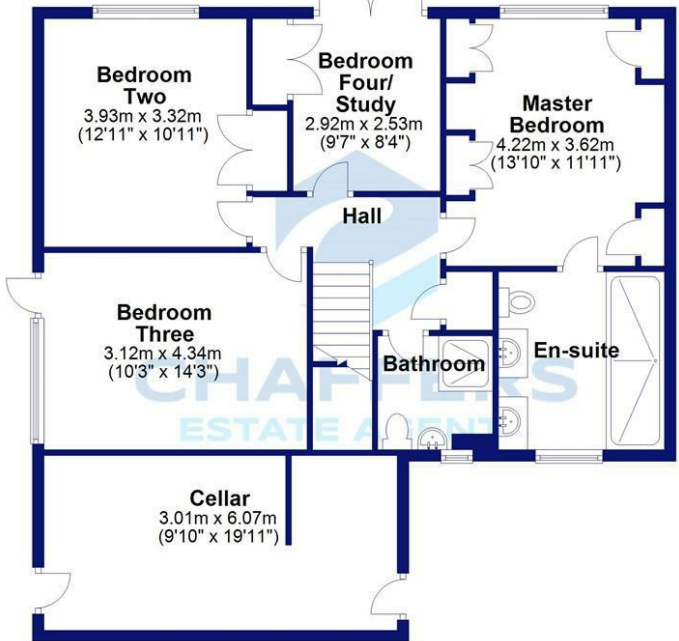


Floor Plan

Upper Ground Floor
Approx. 90.3 sq. metres (972.4 sq. feet)



Lower Ground Floor
Approx. 97.2 sq. metres (1046.6 sq. feet)



Total area: approx. 187.6 sq. metres (2019.0 sq. feet)
Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC