



7 MILL RISE
GILLINGHAM, SP8 5DH

£485,000
FREEHOLD

NO FORWARD CHAIN An attractive FOUR BEDROOM detached family home with EXTENDED KITCHEN/DINER situated in a quiet cul-de-sac enjoying a village location within easy distance of village amenities including a public house, garage with convenience store and primary school. EPC BAND:- C



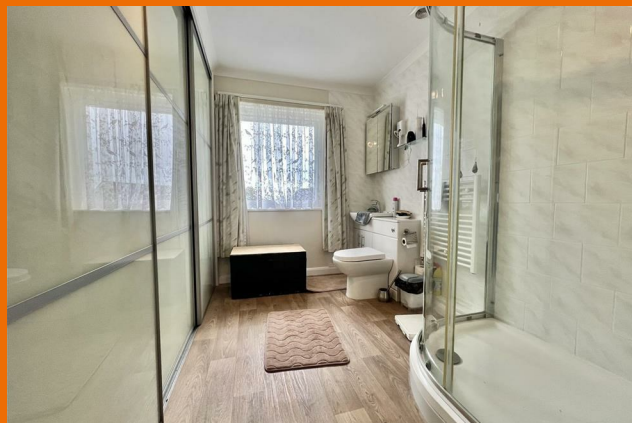
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DESCRIPTION

An attractive four bedroom detached family home with double garage situated in a quiet cul-de-sac enjoying a village location within easy distance of village amenities including a public house, garage with convenience store, primary school and nearby countryside walks.

This delightful well proportioned family home offers spacious and comfortable accommodation throughout. The ground floor comprises:- Entrance hall with stairs to the first floor, storage cupboard and doors to:- a large double aspect lounge with double glazed doors opening onto the rear garden; an extended fully equipped kitchen/diner fitted with a range of modern floor and wall units, island with storage, integral fridge/freezer, built in electric oven, electric hob and doors to the garage and conservatory; a downstairs cloakroom completes the layout on this floor. The landing on the first floor, with airing cupboard, leads to:- main bedroom with opening to the en-suite shower room; bedroom 2 benefits from a large fitted wardrobe; two further bedrooms and a family bathroom fitted with a white suite comprising:- panelled bath with shower above, vanity unit and WC.

The property benefits from solar panels which are owned, double garage with ample driveway parking and a well established enclosed rear garden.



OUTSIDE

To the front of the property is a large driveway providing ample parking for several cars which gives access to the double garage with electric door, light and power and plumbing for washing machine and tumble dryer.

The front of the property has an area of lawn, a raised walled border, trees (damson and bramley apple) shrubs, outside light, two water butts and side gate leading to:-

A beautiful well maintained fully enclosed rear garden which is predominantly laid to lawn. There are a number of mature shrubs and bushes, fruit trees which include plum, crab apple, rhubarb, gooseberry and blackberry. There is also a fig tree, a large pond, a lovely raised patio ideal for al fresco dining, bin storage area and two bowzers (holding 1000 litres each).

LOCATION

The sought after village of Bourton marks the northern most point of Dorset, and has an active community with a church, a village store including a Post Office/Petrol station and a public house. Bourton is within easy driving distance of several small towns including Mere, 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.

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.

Agents Notes:- Please note the SOLAR PANELS are fully owned.

Energy Performance Certificate: Rated: C

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GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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