



**CHAFFERS**  
ESTATE AGENTS



## Dovehayes Cottage Bridge Street

Bourton, SP8 5BA

A charming THREE DOUBLE BEDROOM stone period DETACHED cottage with private garden, ample parking, located in the highly sought after village of Bourton within walking distance to local village shop/petrol station, primary school, pub and is easily accessible to the A303. EPC Band:- TBC

Price Guide £489,000 Freehold

Council Tax Band: E



# Dovehayes Cottage Bridge Street

Bourton, SP8 5BA



- DETACHED STONE PERIOD COTTAGE
- SITTING ROOM
- EXPOSED BEAMS
- VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- PRIVATE GARDEN
- KITCHEN/DINING ROOM
- BATHROOM
- PARKING

## DESCRIPTION

A charming and sympathetically modernised three double bedroom stone period detached cottage with private garden and parking located in the highly sought after village of Bourton within walking distance to local village shop/petrol station, primary school, pub and is easily accessible to the A303.

This attractive cottage was built circa 1800 and offers plenty of character with exposed beams, timber and slate flooring. The accommodation is arranged over two floors and in brief comprises:- A good sized entrance hall with stairs to the first floor and door to:- cloakroom with low level WC, wash hand basin, space and plumbing for washing machine/tumble drier; a cosy sitting room featuring a fireplace which houses a wood burner with cupboard/shelving to the side, a media wall and door to:- a triple aspect kitchen with a range of floor and wall units with hard wood worktops, Belfast sink, Aga with cooker hood above, integrated dish washer, fridge/freezer, larder cupboard, exposed beams; to complete the layout on this floor is Bedroom 3 which over looks the patio and garden featuring exposed beams, stone

flooring with under floor heating. There is an attractive landing on the first floor with exposed beams, window over looking the garden and doors to:- Bedroom 1 featuring a beautiful vaulted ceiling with exposed beams, exposed floor boards built in wardrobes with lighting, built in dressing table and an airing cupboard which house the electric boiler; Bedroom 2 also has a beautiful vaulted ceiling, exposed beams and window to the front; a modern bathroom suite fitted with a panelled bath, vanity wash basin, low level WC, large shower cubicle and chrome heated towel rail.

The property benefits from an attractive secluded garden, shed, vegetable patch and gated parking.

## OUTSIDE

The property is approached via timber double gates that open onto a parking area with shed and bin/log store. An attractive hedged and walled enclosed cottage garden mainly laid to lawn with raised flower and shrub beds running alongside, a raised paved patio ideal for alfresco dining, raised vegetable patch enclosed with railway sleepers, well established trees, outside tap and

outside light.

There is also the option to purchase a Victorian style greenhouse with tiled underfloor heating.

## 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 & Mains 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.

Energy Performance Certificate: Rated: TBC



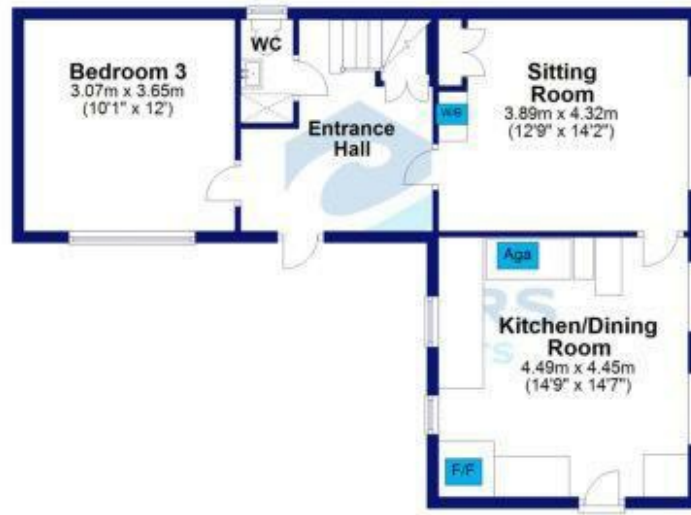
## Directions





# Floor Plan

## GROUND FLOOR



## FIRST FLOOR



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.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         | 64        |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  | 4                       |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |