



CHAFFERS
ESTATE AGENTS



New Road

Bourton, SP8 5FR

INTERNAL VIEWING HIGHLY RECOMMENDED A fantastic opportunity to acquire this beautiful three double bedroom detached house situated in an exclusive development enjoying a village location within easy distance of village amenities including a public house, garage with convenience store and primary school. EPC BAND:- B

£480,000 Freehold

Council Tax Band: E

New Road

Bourton, SP8 5FR



DESCRIPTION

A fantastic opportunity to acquire this beautiful three double bedroom detached house situated in an exclusive, quiet and desirable area enjoying a village location within easy access to local amenities including a public house, garage with convenience store and primary school. This beautiful impressive home boasts a wealth of large spacious and airy rooms which in turn provide relaxing and comfortable living space. The accommodation is arranged over two floors and in brief comprises:- A spacious and welcoming entrance hall with doors to all rooms and stairs to the first floor; a large contemporary kitchen/diner fitted with a range of modern floor and wall units including Bosch twin ovens, ceramic hob with cooker hood above, integrated fridge/freezer, dish washer and washing machine/drier; a triple aspect lounge boasting ample amounts of natural light with French doors that open out to the side garden; Bedroom 3 can be found on this floor with double mirror fitted wardrobes and an airing cupboard. To complete the layout on this floor is a

modern bathroom fitted with a white suite comprising ~ panelled bath with shower above and shower screen, vanity wash basin, low level WC and extractor fan. The landing on the first floor leads to two double bedrooms. Bedroom 1 is a double aspect room with sky light, built in triple wardrobes and door to:- Ensuite shower room. Bedroom 2 is also a double room with a fitted cupboard and door to an ensuite shower room.

The property enjoys a good sized plot with gardens, ample parking at the front as well as a garage. The ground floor boasts under floor heating via an air source heat pump and the first floor benefits from radiators.

OUTSIDE

Tarmacadam driveway providing ample parking space for up to 4 vehicles. A large garage with up and over door, personal door, light and power. An expansive front garden predominantly laid to lawn. A fully enclosed fenced rear garden mainly laid to lawn with patio area, summer house and access to a home office.

Please note there is a tree preservation order on the conker/ash trees.

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 (Meter) 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.

Energy Performance Certificate: Rated: B



Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the 1st exit onto B3092 heading into the Peacemarsh side of town. At the roundabout take the 2nd exit and stay on the B3092 heading towards Milton on Stour. Turn left towards Milton with Milton Manor on your right hand side. Continue on this road heading towards Bourton. Once you arrive at the crossroads with The White Lion Inn in front of you, turn right onto New Road. Take a slight right onto Tan Lane where Number 6 Maycroft can be found on the left hand side.



Floor Plan



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			100
(92 plus) A		86	
(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	