



CHAFFERS
ESTATE AGENTS



Front Street

East Stour, Gillingham, SP8 5LQ

Nestled in the picturesque rural village of East Stour, this charming 3 bedroom detached period cottage on Front Street is a true gem waiting to be discovered, conveniently located near the towns of Gillingham and Shaftesbury. The property boasts a delightful double car port, a fenced and walled garden adorned with lush green lawns, trees, and shrubs, creating a serene outdoor space perfect for relaxation and entertaining. EPC Band:- TBC

Offers Over £395,000 Freehold

Council Tax Band: E

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DESCRIPTION

Nestled in the picturesque rural village of East Stour, this charming 3 bedroom detached period cottage on Front Street is a true gem waiting to be discovered. The property boasts double glazing, oil fired central heating, a delightful double car port, a fenced and walled garden adorned with lush green lawns, trees, and shrubs, creating a serene outdoor space perfect for relaxation and entertaining.

As you step inside you are greeted by a hallway with stairs to the first floor and doors to:- a good sized kitchen/breakfast room fitted with a range of floor and wall units including a Range Cooker with cooker hood above, integrated fridge, plumbing for dish washer, understairs cupboard, vinyl flooring and double glazed door to:- a double aspect utility room with door to the garden; a double aspect sitting room featuring a stone open fireplace, adding character and warmth to the space. To complete the layout on this floor is a cloak/shower room. The landing on the first floor leads to all bedrooms and a family bathroom. Bedroom one is a well proportioned,

light an airy room with built in wardrobe; bedroom 2 and 3 are both good sized double bedrooms. The family bathroom is fully tiled and is fitted with a white suite comprising:- panelled bath with chrome mixer tap shower attachment, pedestal wash basin, low level WC and an airing cupboard.

Conveniently located near the towns of Gillingham and Shaftesbury, this property offers the best of both worlds - a tranquil village setting with easy access to amenities and transport links. Whether you're looking for a peaceful retreat or a cosy home to make your own, this cottage on Front Street is sure to capture your heart.

OUTSIDE

The easy maintenance front garden is laid to lawn under a large stone boundary wall.

There is a 5 bar gate that opens onto the rear of the property which leads to a large gravelled parking area providing space for several vehicles along with a timber double carport. There's a generous sized enclosed fenced and walled rear garden which is predominantly laid to lawn with trees,

shrubs, a patio area and views over stunning countryside.

LOCATION

East Stour is a popular residential village located approximately 3 miles from Gillingham, 5 miles from the Saxon hilltop town of Shaftesbury and 6 miles from Sturminster Newton. The village has a highly regarded Farm Shop / Restaurant, an active village hall with adjoining recreation ground, 2 pubs and parish church. A primary school is available at nearby Woodville and a main line station in Gillingham (Exeter ~ Waterloo).

ADDITIONAL INFORMATION

Services: Mains Water, Oil, 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: E



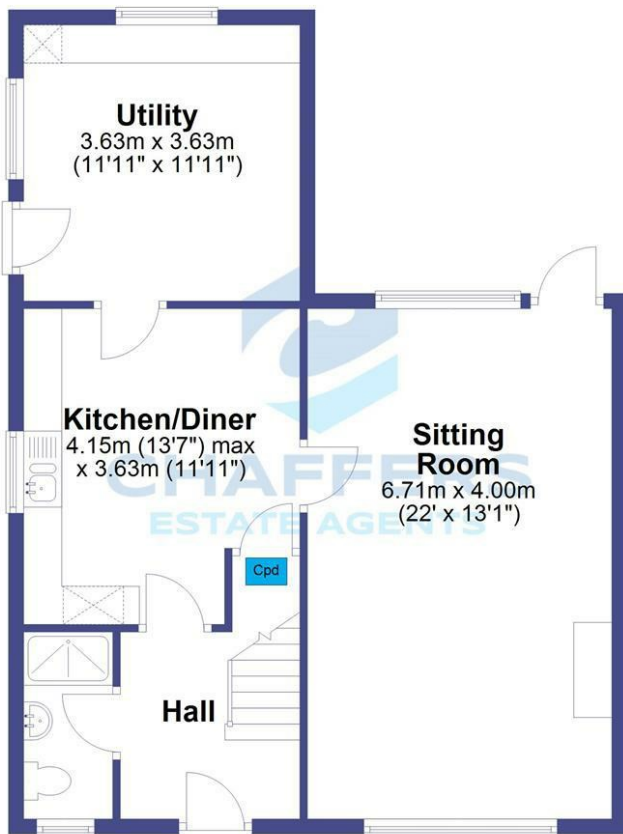
Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the roundabout take the 1st exit onto Newbury/B3081 and stay in the right hand lane. At the traffic lights on the railway bridge turn right onto New Road/B3092. Continue on this road heading towards East Stour. Turn left onto Brown's Lane (just opposite The Crown Inn). At the end of the lane turn right onto Front Street/A30 where Number 18 can be found on the left hand side just past Udders Farm Shop/Restaurant.

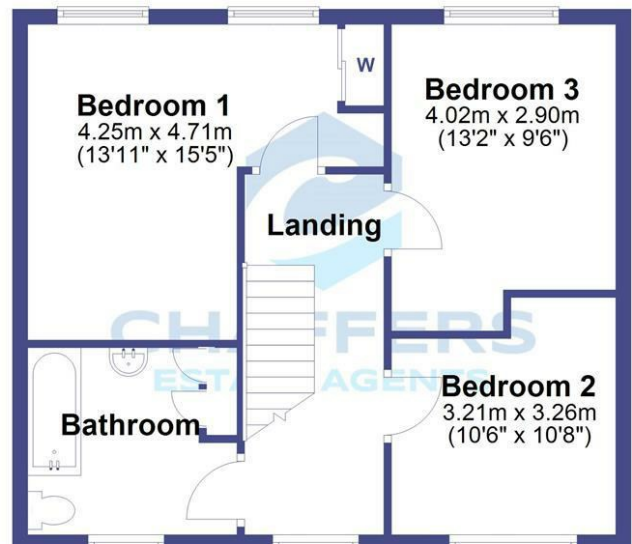


Floor Plan

Ground Floor



First Floor



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	