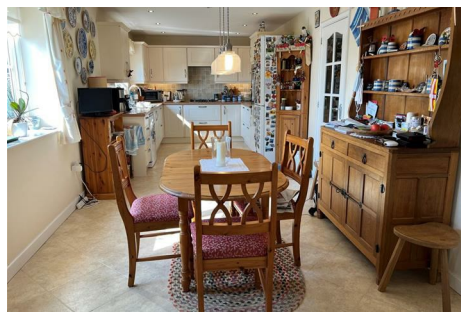




CHAFFERS
ESTATE AGENTS



New Road

Bourton, Gillingham, SP8 5AP

Welcome to this charming four bedroom detached family home located in the sought after village of Bourton within easy distance of village amenities including a public house, garage with convenience store and primary school. This delightful property boasts not only a spacious interior with two reception rooms and two bathrooms, solar panels that are owned, but also stunning countryside views that will surely captivate your heart. EPC Band:- D

Asking Price £575,000 Freehold

Council Tax Band: F

New Road

Bourton, Gillingham, SP8 5AP



DESCRIPTION

Welcome to this charming stone built, four bedroom detached family home located in the sought after village of Bourton within easy distance of village amenities including a public house, garage with convenience store, primary school and countryside walks. This wonderful property boasts not only a spacious interior with two reception rooms and two bathrooms but also stunning countryside views that will surely captivate your heart. As you step inside from the storm porch, you will be greeted by an inviting hallway with karndean flooring which runs through the downstairs cloakroom, utility room and kitchen, stairs to the first floor with understairs cupboard and doors to:- A well proportioned, double aspect kitchen fitted with a range of contemporary floor and wall units including a built in Neff electric double oven, propane gas hob with cooker hood above, space for fridge/freezer, space for dishwasher, ceiling lights, karndean flooring and double doors opening to:- a beautiful triple aspect, light and airy lounge with Amtico oak flooring, an attractive stone fire place housing a cosy wood burner, double doors opening onto a conservatory and door to:- a triple aspect dining room with Amtico oak flooring; In the hallway, just off to the right is the utility room which is fitted with floor and wall units, plumbing for washing machine, space for tumble drier and half glazed door to the garage. Please note the new boiler which has a 10 year guarantee can be found in this room. To complete the layout on this floor is a downstairs cloakroom. Please note the ground floor has under floor heating throughout. The galleried landing on the first floor has a walk in airing cupboard and doors leading to all rooms. The main bedroom is triple aspect and benefits from two built in double wardrobes and door to:- a good sized en-suite shower room fitted with a white suite comprising vanity wash hand basin, low level WC, a double tiled shower cubicle, chrome radiator/towel rail and extractor fan; Bedroom two is another good sized room with built in double wardrobe; Bedroom three provides access to a fully boarded loft with light and power; Bedroom four also has built in double wardrobes. Finally there is a family bathroom fitted with a white suite, comprising panelled bath with mixer taps

OUTSIDE

Shared access leading to own private driveway which provides ample parking.

Double Garage with electric roller doors.

Fenced and walled front garden laid to lawn with ornamental tree, rose border, water butt, outside lights and outside tap.

Enclosed fenced and hedged walled rear garden which is laid to lawn with two patios, a wood store, potting shed, three water butts, two composters, rose border and well established shrubs.

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)Propane Gas, Electricity & Mains Drainage.

Council Authority: Dorset Council ~ Council Tax Band: F

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. Ground floor has underfloor heating throughout. New boiler has been fitted with 10 year guarantee.

Energy Performance Certificate: Rated: D

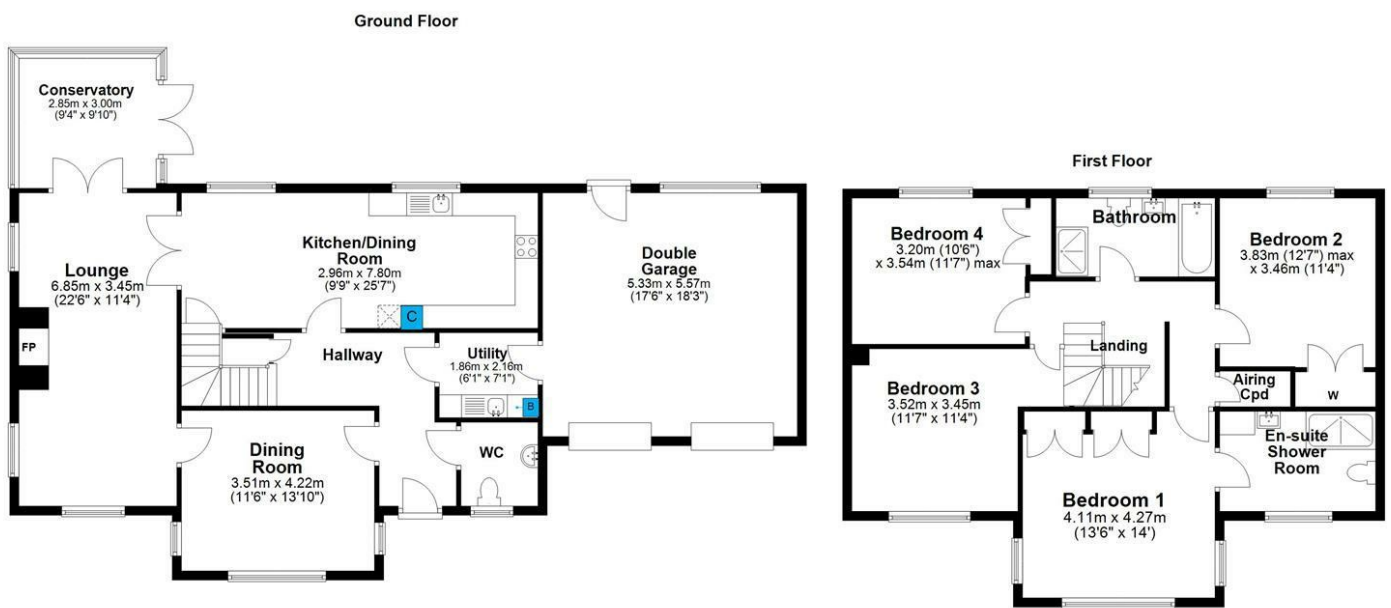


Directions

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 first exit onto B3092 heading into the Peacemarsh side of town. At the next roundabout take the 2nd exit and stay on the B3092 heading towards Milton On Stour. Turn left with Milton Manor on your right hand side. Continue on this road heading towards Silton and Bourton. At the crossroads, turn right onto New Road and continue on this road for a short distance. Turn right again where the property can be found on the right 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	