



CHAFFERS
ESTATE AGENTS



Shepherds Hill

Buckhorn Weston, Gillingham, SP8 5HX

A stunning two double bedroom detached property situated in a tranquil location within the sought-after village of Buckhorn Weston. The property has been meticulously maintained and benefits from oak finishes, driveway parking, countryside views and an EPC rating of A. Benefitting from being within the catchment area for St George's School Bourton and also having transport available from the village.

Offers Over £325,000 Freehold

Council Tax Band: D

Shepherds Hill

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DESCRIPTION

This charming two bedroom detached house offers modern living with a host of practical features. Set in a quiet sought-after location, this property combines comfort, energy efficiency, and plenty of space for everyday living. Buckhorn Weston is within the catchment area for St George's School Bourton and also has transport available from the village.

Upon entering, you'll find a welcoming porch leading into a spacious living room, which features a cosy wood burner – perfect for creating a warm and inviting atmosphere on colder days. The stylish kitchen/diner is well-equipped with built-in appliances, including a washer/dryer, dishwasher, microwave, and a range cooker, making it an ideal space for cooking and entertaining. Upstairs, there are two good sized bedrooms, each benefiting from built-in wardrobes, and eaves storage provides additional room for belongings. The family bathroom is well-designed, offering a comfortable space to relax.

Outside, you'll find practical additions such as outdoor electric sockets, a tap, and an electric car charging point. The patio area is perfect for outdoor dining and relaxation, there is also a useful summerhouse that has been insulated and has electricity - perfect as an outdoor office or hobby room.

The lawn area to the rear is currently rented and would be available via separate negotiation with the landowner.

This property combines modern amenities, eco-friendly features, and a cosy feel, making it an excellent choice for anyone seeking a low-maintenance, energy-efficient home. Early viewing is highly recommended to appreciate all that this home has to offer.

LOCATION

Buckhorn Weston is a sought after rural village set amidst unspoilt countryside bordering the renowned Blackmore Vale. It has an active village hall, playpark and village green, the Stapleton Arms pub, and Parish Church and is easily accessible to the A30 & A303. The neighbouring village of West Stour has an excellent Garage, Village Shop, Pub and Church. The nearby towns including Gillingham approximately 4 miles distant has a good range of facilities including a main line station (Exeter - Waterloo), the ancient Saxon hilltop town of Shaftesbury is 7 miles, the Somerset town of Wincanton 5 miles and the Abbey town of Sherborne 10 miles.

ADDITIONAL INFORMATION

Services: Oil fired Central Heating. Mains Water, Electricity & Pumped to Mains Drainage. Owned Solar panels provide electricity and currently benefit from a feed in tariff generating an annual income of around £1,200.

Council Authority: North Dorset Council

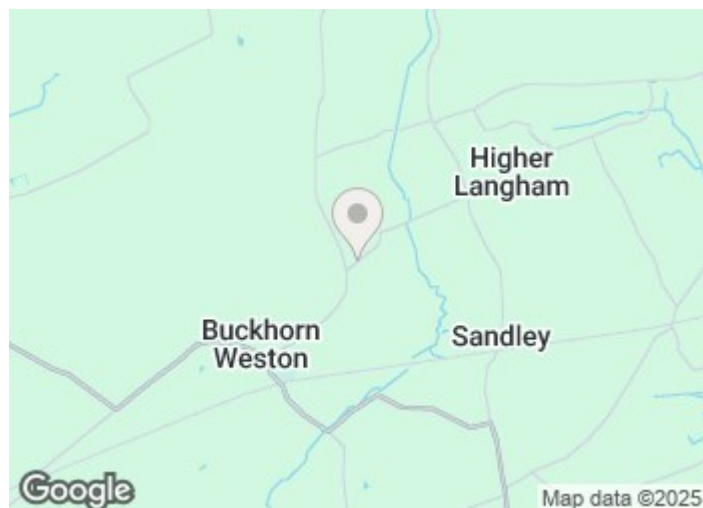
Council Tax Band: D

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: A

The field area to the rear is currently rented and would be available via separate negotiation with the landowner.

N.B. In accordance with Section 21 of the Estate Agency Act 1979 a personal interest is declared.

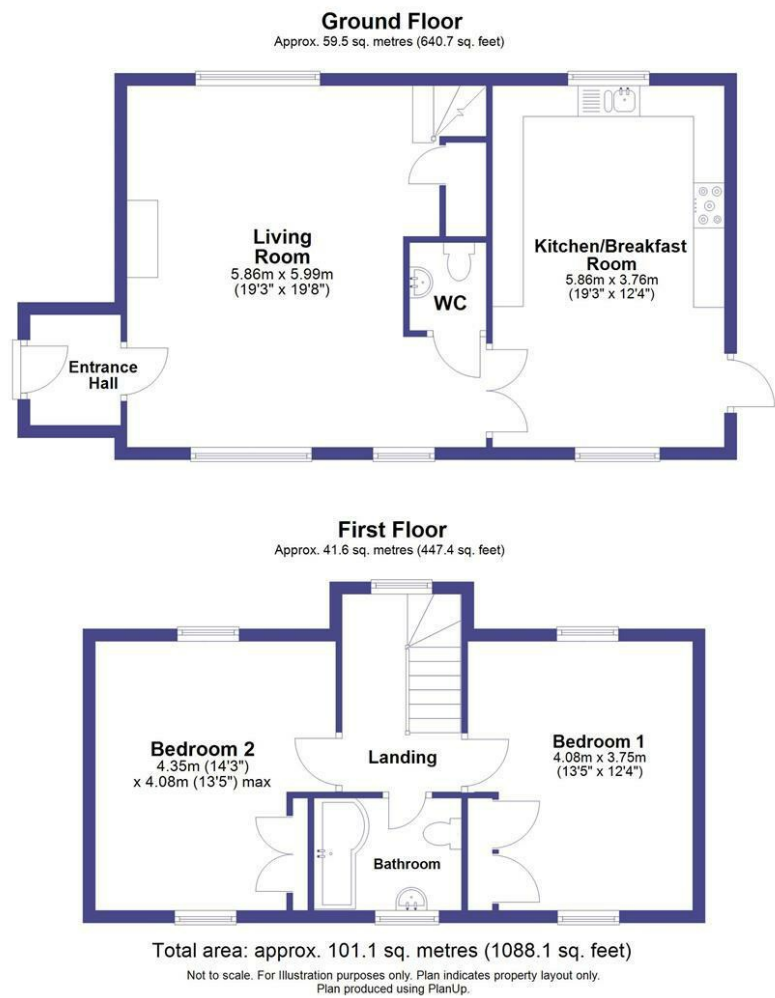


Directions

From Our Gillingham Office proceed down the High Street and bear right into Queen Street. At the junction turn left onto Le Neubourg Way. At the traffic lights turn right onto Wyke Street. Follow the road. Take left onto Dry Lane and then right onto Langham Lane. At the junction at the end of Langham Lane turn left and then turn right onto Shepherd's Hill where you will find the property at the top of the hill on the right hand side marked by our for sale board.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	95
(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