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ESTATE AGENTS



Church Street

West Stour, Gillingham, SP8 5RJ

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Guide Price £515,000 Freehold

Council Tax Band: D

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DESCRIPTION

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As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the cottage's character features. The exposed beams and feature fireplaces add a touch of rustic charm, while the three well-appointed reception rooms provide ample space for relaxation and entertaining. Whether you are hosting a gathering or enjoying a quiet evening, these versatile living areas cater to all your needs.

The accommodation is arranged over two floors and in brief comprises:- Entrance hall with solid oak door to the front, tiled flooring and provides access to both the study and dining room; the study has a double glazed bay window to the front, exposed floor boards and a cast iron fire place; The dining room has a double glazed window to the front, laminate flooring, stone fire place and open access to:- a spacious triple aspect lounge featuring a fire place housing a wood burner which has openings to the dining room either side, double glazed bay window to the front and exposed joists and beams; a good sized kitchen/breakfast room fitted with a range of floor and wall units including a built in Neff calor gas 5 ring hob with cooker hood above, gas double oven, space for fridge/freezer, larder cupboard, plumbing for washing machine and dish washer, water softener and double glazed door to the side; Inner hall with stairs to first floor and door to a cloakroom (to be completed). The landing on the first floor has exposed beams, double glazed sky light and doors to:- Bedroom 2 with double glazed window to the front with extensive views, exposed beams; bedroom 3 with double glazed window to the front with views across the open countryside, exposed beams and access to the roof; Inner landing with a double airing cupboard and door to:- bedroom 1 with double glazed window to the front and two built in wardrobes; to complete the layout on this floor is a family bathroom comprising bath with shower attachment, large separate shower, vanity wash basin, low level WC, double glazed window with shutters, chrome radiator/towel rail and laminate flooring.

The front and rear gardens offer a delightful outdoor space, perfect for enjoying the picturesque views of the surrounding countryside.

For those with vehicles, the property includes driveway parking, along with a garage and a workshop/gym.

In summary, this well-presented cottage on Church Street is a rare find, combining modern amenities with charming period features in a peaceful village location. It is an excellent opportunity for anyone looking to embrace a serene lifestyle while still being within reach of local amenities. Do not miss the chance to make this lovely property your new home.

OUTSIDE

Front garden The front garden is mainly laid to lawn with raised flower beds and a hedge row boarder. There is also a stone side path that leads to the property.

Rear garden The garden is tiered with a paved patio area, well established flower beds, oil tank and boiler, water butts, shed, a covered well (useful for watering the garden or filling up water butts), outside tap and outside lights.

Garage (5.31mx3.59m) Electric up and over door, single glazed window to the side, light & power and connecting door to:-

Workshop/Gym (2.9m x 3.49m) Light and power and door to the garden.

LOCATION

West Stour is a popular North Dorset village located within the Stour valley benefitting an excellent Spar Convenience Store / Garage, renowned country Pub / Restaurant, Village Hall and Parish Church. The village is located approximately 5 miles from the country town of Gillingham which has a main line station (Exeter - Waterloo), the Saxon hilltop town of Shaftesbury 6 miles, the larger centres of Sherborne, Yeovil and Salisbury are 11, 16 and 26 miles respectively. The Dorset coast is approximately 30 miles distant.

ADDITIONAL INFORMATION

Services : Mains Electricity, Water (Meter) Oil fired central heating and Private Drainage.

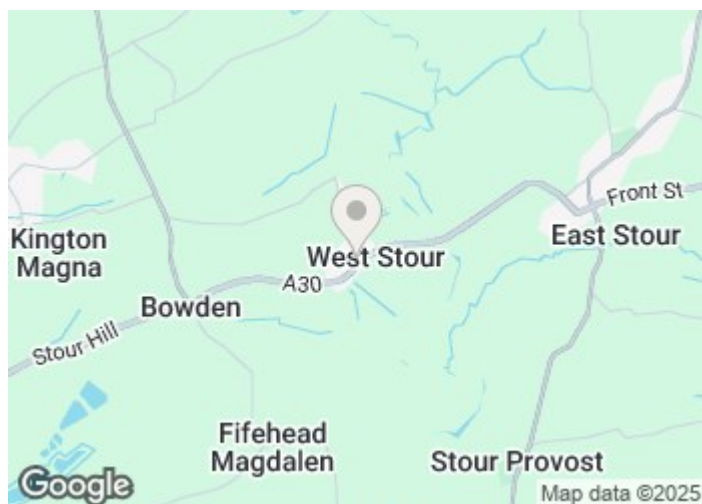
Council Authority : Dorset Council

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.

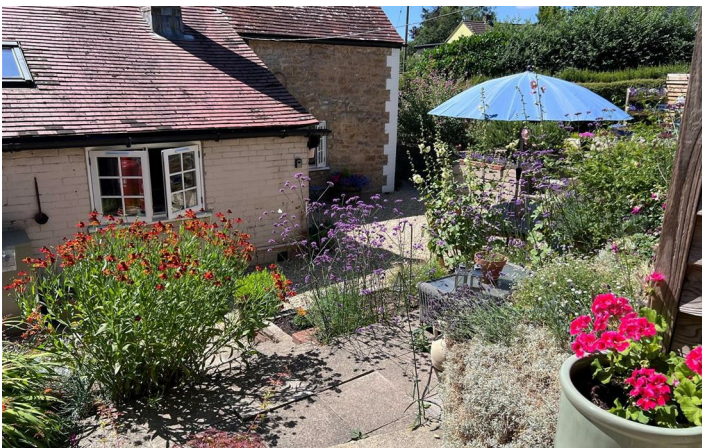
Energy Performance Certificate : E

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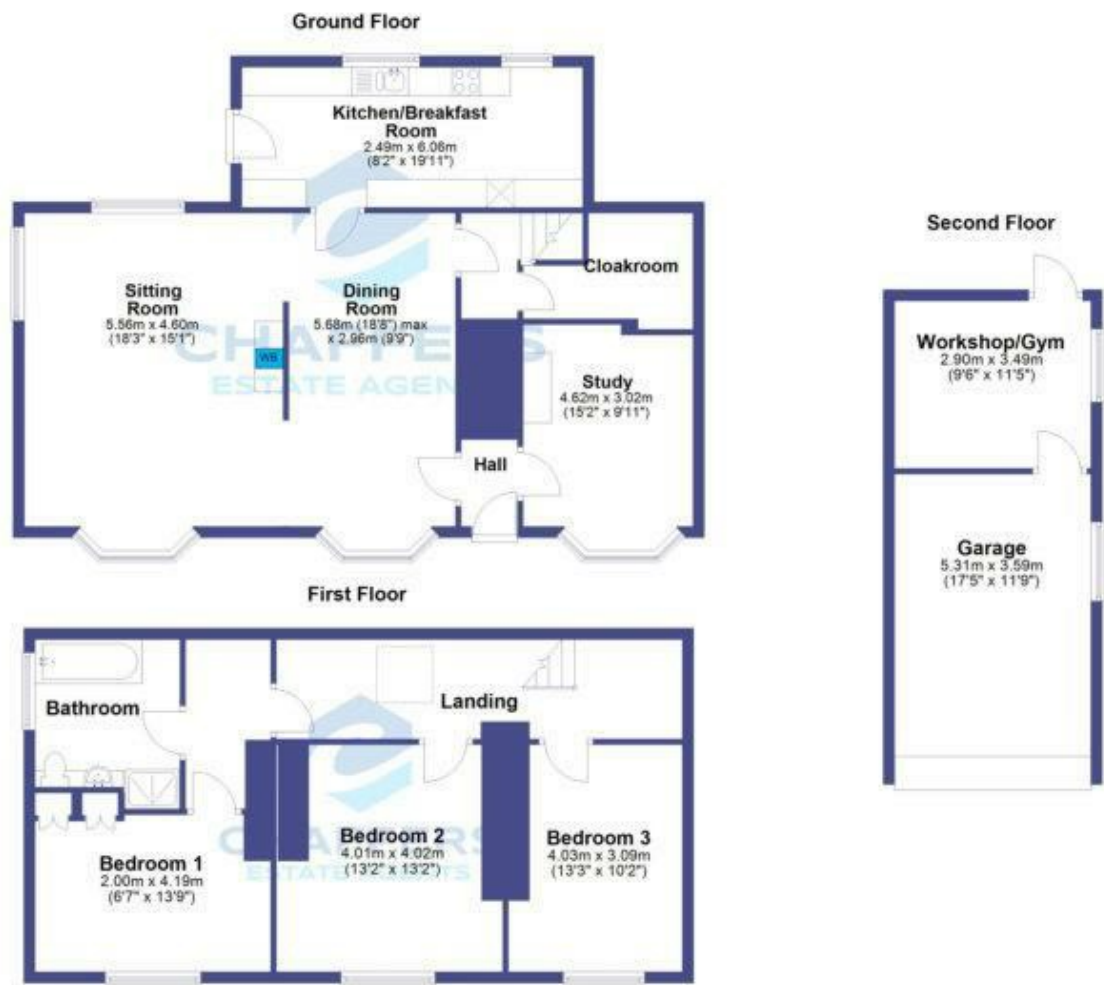


Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the mini roundabout take the first exit and stay in the right hand lane. At the traffic lights turn right onto New Road/B3092. Stay on this road heading towards East Stour. Drive through this village, passing the village hall/recreational ground on your right. Take the second turning on your right onto Head Lane. At the junction turn right onto the A30 and head towards West Stour. Go past the West Stour Garage on your left. After a short distance turn right onto Church Street where The Triangle 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 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		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC