



CHAFFERS
ESTATE AGENTS



Chaffeymoor Hill

Bourton, Gillingham, SP8 5BZ

Nestled in a quiet country lane on Chaffeymoor Hill in Bourton is this charming two bedroom stone cottage in need of some work and modernisation but still boasting character features throughout including a delightful mature garden and off road parking within easy distance of village amenities including a public house, petrol station with convenience store and primary school. EPC Band:- E

£325,000 Freehold

Council Tax Band: C

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DESCRIPTION

* Nestled in a quiet country lane on Chaffeymoor Hill in Bourton is this charming two bedroom stone cottage in need of some work and modernisation whilst still boasting character features throughout including a delightful mature garden and off road parking within easy distance of village amenities including a country pub (The White Lion), petrol station with convenience store and post office, primary school and church.

This delightful cottage offers comfortable living space arranged over two floors, ideal for those looking for a quaint retreat in the countryside. As you step inside the front door, you will be greeted by a lovely sitting room featuring exposed beams, a beautiful inglenook fireplace housing a cosy wood burner. There are also stairs that lead up to the first floor and an archway to:- a double aspect kitchen/breakfast room fitted with a range of floor and wall units including a built in oven, ceramic hob with cooker hood above, dish washer, fridge/freezer and door to outside. There is also an adjoining utility room which includes a washing machine and tumble dryer. The landing on the first floor leads to both well appointed bedrooms and a bathroom. Bedroom one is a double room and bedroom two is a small single room, suitable for children or alternatively used as a dressing/storage room. The bathroom is fully tiled and is fitted with a white suite comprising:- a panelled bath with shower above and fitted shower screen, pedestal wash hand basin and WC.

The cottage offers fantastic scope to extend or create further accommodation at the back of the house.

Outside there are lovely mature gardens and a shingle drive which provides off road parking.

OUTSIDE

The property is approached from the lane via a wooden five bar gate which opens onto a gravelled driveway which provides off road parking. The gardens are beautifully designed with mature flower and shrub borders, trees, predominantly laid to lawn enclosed with fencing and hedges with a stone path that leads to the front door. There is a useful shed and a charming summer house which are found in the front garden whilst at the rear there is a stone terrace and access to the utility room where you will find the oil boiler.

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, Electricity, Oil Fired Central Heating & Mains Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

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 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/B3092. At the next roundabout take the 2nd exit and continue on the B3092. Turn left towards Milton On Stour with Milton Manor on your right. Continue on this road heading towards Silton and Bourton. At the crossroads in Bourton, turn left onto New Road. Continue on this road, passing the garage/shop on your left, passing the village hall on your right, and passing the cemetery on your right. After a short distance from here, turn right onto Chaffeymoor Hill where you will find the property on your right hand side.



Floor Plan

Ground Floor



First Floor



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.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
Tel: 01747 822233 Email: gillingham@chaffersestateagents.co.uk www.chaffersestateagents.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	