



## Foxgloves, Church Street, West Stour, Gillingham, Dorset

An immaculate and spacious detached house, with many bespoke features and stunning rural views.

Guide Price

**£785,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Foxgloves, Church Street, Gillingham, Dorset, SP8 5RN

- **VENDOR SUITED**
- Air Source heat pump and Air Filtration System with Heat Exchanger
- Many bespoke features including controlled lighting, worktops & oak flooring
  - Principal bedroom with en suite
- 3 further bedrooms with en suite or family bathroom
  - Excellent day and evening living space
- Large terrace, new decking and lawned garden
  - Garage with electric EV charger
- Edge of village location with stunning views
  - An R.E Pearce development 2021 build

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





A spacious detached house, with many bespoke features and stunning rural views.

A wonderfully positioned house, built in 2021 to a high specification, located on the edge of a quiet village lane.

The house has underfloor heating to the ground floor from an air source heat pump and is further enhanced by an air filtration system with a heat exchanger. Engineered oak flooring is throughout the ground floor, whilst new carpets are upstairs. Other bespoke items such as bespoke internal doors and electric blinds to all but the kitchen living space, which are easily manually adjusted.

The living room has a modern electric flame themed fireplace and a tripartite window to the front. Further along is the open plan kitchen / living area with raised ceilings and velux windows over the kitchen area. There are stunning rural views over the gently rolling Blackmore Vale from the glazed doors giving summer al fresco dining options on the terrace. The fully fitted kitchen features a bespoke marble worktop, an undermount sink with water softener and Quooker tap above, built-in NEFF appliances and a large

island with breakfast bar. Adjacent is the utility room which provides access to the side path. The utility room is equipped with a sink and draining board, a selection of cupboard units and space for a washing machine and tumble dryer, again under a marble worktop. There is also a large walk-in storage cupboard.

The hallway brings you back to a good-sized home office (or family room), a cloakroom and a storage cupboard, ideal for coats and gentle stairs up to the first floor.

This oak staircase leads up a straight flight to the landing, with doors leading to the master bedroom, which features a walk-in wardrobe and en-suite bathroom. Bedroom 2 to the front also has an en suite shower room whilst the two further bedrooms share a large family bathroom with shower. The views from each bedroom are far reaching over fields.

#### Situation

West Stour is an attractive north Dorset village which has a church, village hall, garage with supermarket and a popular pub/restaurant/hotel. Many of the areas best known

independent schools are within easy reach and leisure activities include the National Trust gardens at Stourhead, golf courses at Sherborne, Yeovil and Wincanton and horse racing at Wincanton and Salisbury. Transport links to the area are excellent with a mainline railway station at Gillingham providing a regular service to London Waterloo and the A303 can be joined to the north at Wincanton giving fast road access to London and the West Country.

#### Directions

From East Stour A30, proceed west to West Stour and turn right at The Ship Inn. Proceed all the way along Church Road and Foxgloves is the very last house on the right

#### Outside

A lovely expanse of lawn is directly off from the terrace which has access from the bi-fold and casement doors of the kitchen / living space. The terrace has been expanded with decking creating a lovely spot for summer evenings. Interspersed with newly created flower beds, a path also leads to a gate with the garage and parking beyond. The garage, with remotely operated door, is accessed via a shared driveway with the next door house. The garage is fitted with an electric car charger. There are 2 further parking spaces and a good turning circle.

## Services

Mains water and electricity are connected to the property. Private drainage with Klargester treatment plant.  
Air source heat pump & Air filtration / heat exchanger system

## Local Authority

Dorset Council Tel: 01305 221000  
Council Tax Band: F

## Property Information

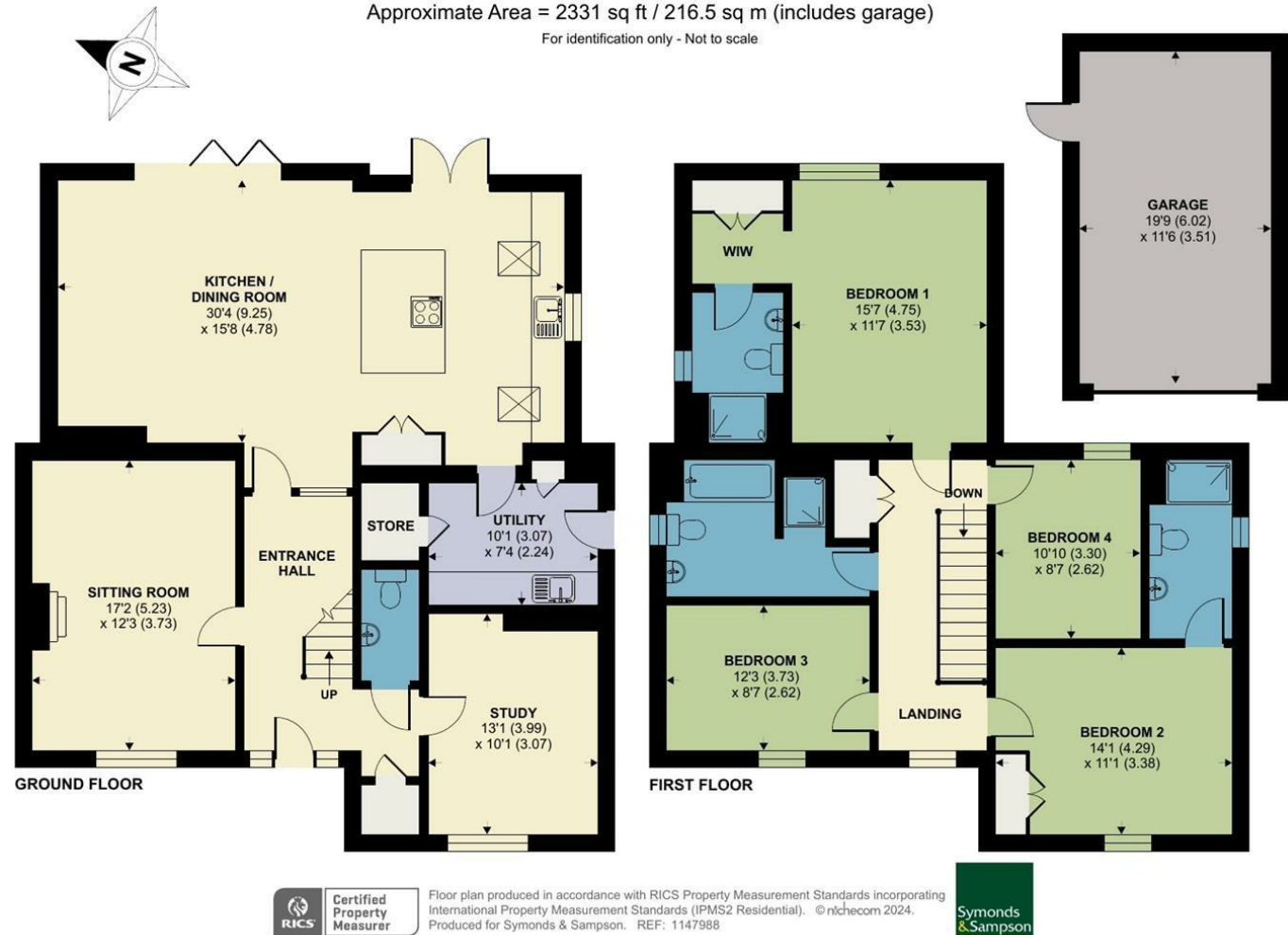
Broadband - Standard and superfast broadband is available. Currently 50mbs with fast fibre to the door is being installed by Wessex Internet in the coming months.  
Mobile phone network coverage is limited inside and likely outside  
(Information from Ofcom <https://www.ofcom.org.uk>)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# Church Street, West Stour, Gillingham

Approximate Area = 2331 sq ft / 216.5 sq m (includes garage)

For identification only - Not to scale



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01258 473766  
Agriculture House Market Place  
Sturminster Newton  
Dorset  
DT10 1AR  
[sturminster@symondsandsampson.co.uk](mailto:sturminster@symondsandsampson.co.uk)

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