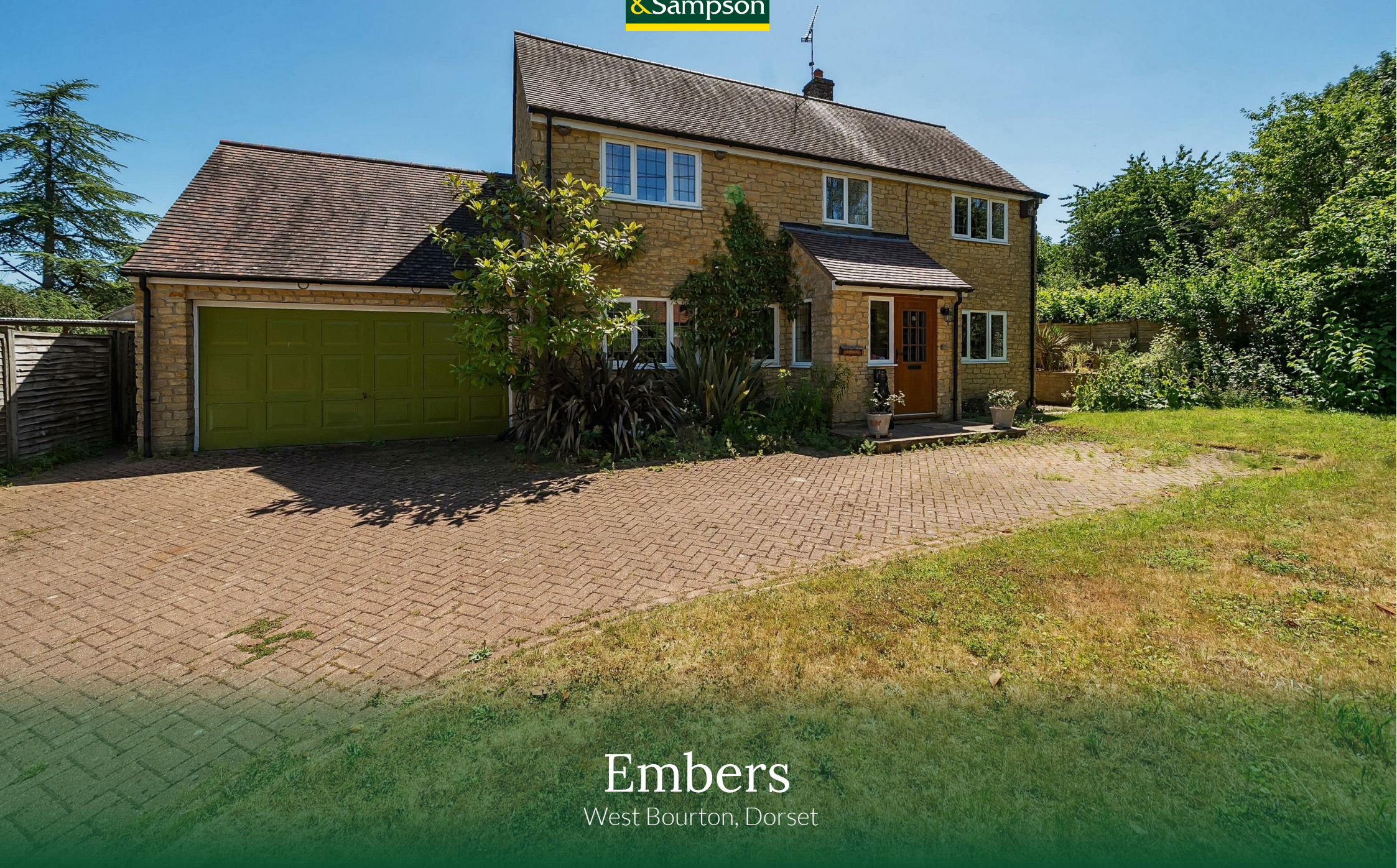


Symonds
& Sampson



Embers
West Bourton, Dorset

Embers

West Bourton
Dorset SP8 5PF

A detached house with a lovely private rear garden in a small rural hamlet yet within easy reach of local towns and amenities.



- Detached house in desirable rural hamlet
 - Four bedrooms, two bathrooms
 - 17' kitchen/breakfast room
- Dual aspect master bedroom with ensuite
 - Front and rear gardens
- Double garage and off-road parking

Guide Price **£595,000**

Freehold

Sturminster Sales
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THE DWELLING

A detached house of stone elevations under a pitched tiled roof, Embers has well laid out family accommodation. The principal reception rooms at the front are set off a large hall with the sitting room being dual aspect and having sliding doors opening into the garden room. The kitchen / breakfast room is an excellent size with French doors to the garden room, and windows overlooking the garden to the side and rear. The kitchen has a central island, a range of wall mounted and floor standing units and some integrated appliances. Off the kitchen is a utility room, and a door to the side opens to a rear lobby giving access to the garage and garden. On the first floor, the master bedroom is a lovely dual aspect room with fitted wardrobes and an ensuite shower room. There are two further double bedrooms, a single bedroom and a family bathroom.

ACCOMMODATION

See floorplan but in brief:

Ground floor

Hall, sitting room, dining room, kitchen/breakfast room, garden room, utility room, downstairs loo.

First floor

Four bedrooms, two bath / shower rooms (1 e/s).

OUTSIDE

The property is approached from the lane on to a drive with parking for several cars and a good sized double garage with power and light and an up and over door. The front garden is laid to lawn with some mature trees and shrubs in one border. A gate to the side of the house leads to the back garden which is also laid to lawn and has a tremendous variety of plants and shrubs giving colour and interest. The garden is currently a haven for wildlife being largely wild with paths cut through and is a lovely private place in which to sit out and enjoy.

SITUATION

The property is found in West Bourton, a hamlet to the south of the village of Bourton on the north Dorset/Wiltshire/Somerset border. Bourton has a church and pub, primary school, doctors surgery, garage and shop and is within easy reach of Gillingham and Wincanton.

Gillingham, the Ledderton of Thomas Hardy's novels, is situated in the Blackmore Vale, and is the most northerly town in Dorset. The name of the town was first mentioned in the 10th century Saxon charter and was the seat of a royal hunting lodge. This was visited by King John and the first three Henrys. The town offers services to cater for most everyday requirements with Waitrose, Asda, Lidl and Aldi super-markets, pharmacy, bank, post office, doctors surgery, pubs, cafes and gift shops, along with the well regarded state secondary school with buses to and from the hamlet. Gillingham also enjoys a mainline railway station serving London Waterloo (2 Hours) and the South West. The A303 giving access to the South West and London via the M3, whilst the A350 provides access to the coast.

DIRECTIONS

What3words:///pounces.seabirds.turns

SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system. Solar panels owned outright.

MATERIAL INFORMATION

Standard broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: F





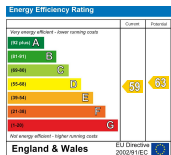
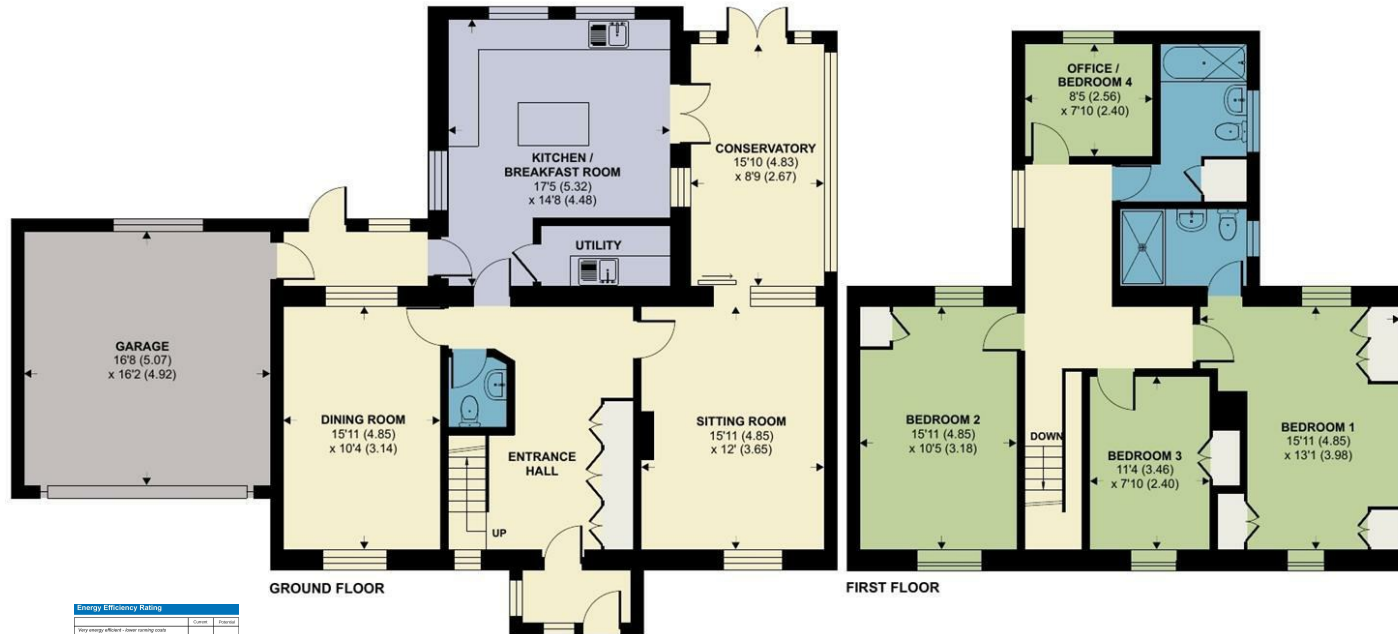
West Bourton, Gillingham

Approximate Area = 1908 sq ft / 177.2 sq m

Garage = 268 sq ft / 24.8 sq m

Total = 2176 sq ft / 202 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1320135



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