



Apple Tree Paddock, Church Street, West Stour, Gillingham, Dorset SP8 5RL

A rare opportunity to purchase a single building plot for a spacious detached dwelling, set in about 0.37 acres, on a private residential estate with far reaching views.

Planning permission was granted in June 2023 P/FUL/2023/00668 for a detached dwelling with garaging with accommodation as follows:

- Detached dwelling with far reaching views from first floor windows
- Heating via ASHP - to be installed
- Attached garage
- Stunning development plot
- Private village location
- About 2,500 sqft plus garage
- Mains water and electricity on site
- About 0.37 acres

Guide Price **£400,000**
Freehold

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Hall, living room with bi fold doors to garden, dining room with bi fold doors to garden, kitchen, cloakroom, wc, utility /laundry, boot room, study / playroom, double garage.

First floor: master suite with walk in wardrobe and ensuite, bedroom 2 with ensuite, bedroom 3, bedroom 4, family bathroom.

SITUATION

The building plot is located in a select development on the edge of the attractive north Dorset village of West Stour. The village has a church, village hall, garage with extensive shop and a popular pub/restaurant/hotel. Many of the area’s best known independent schools are within easy reach and leisure activities include the National Trust gardens at Stourhead, golf courses at Sherborne, Yeovil 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

What3words///city.haunt.loyal

From the A30 take the turning into West Stour village and after about half a mile turn right into Church Farm Estate. The plot will be found after a short distance and will have out for sale board on it.

SERVICES

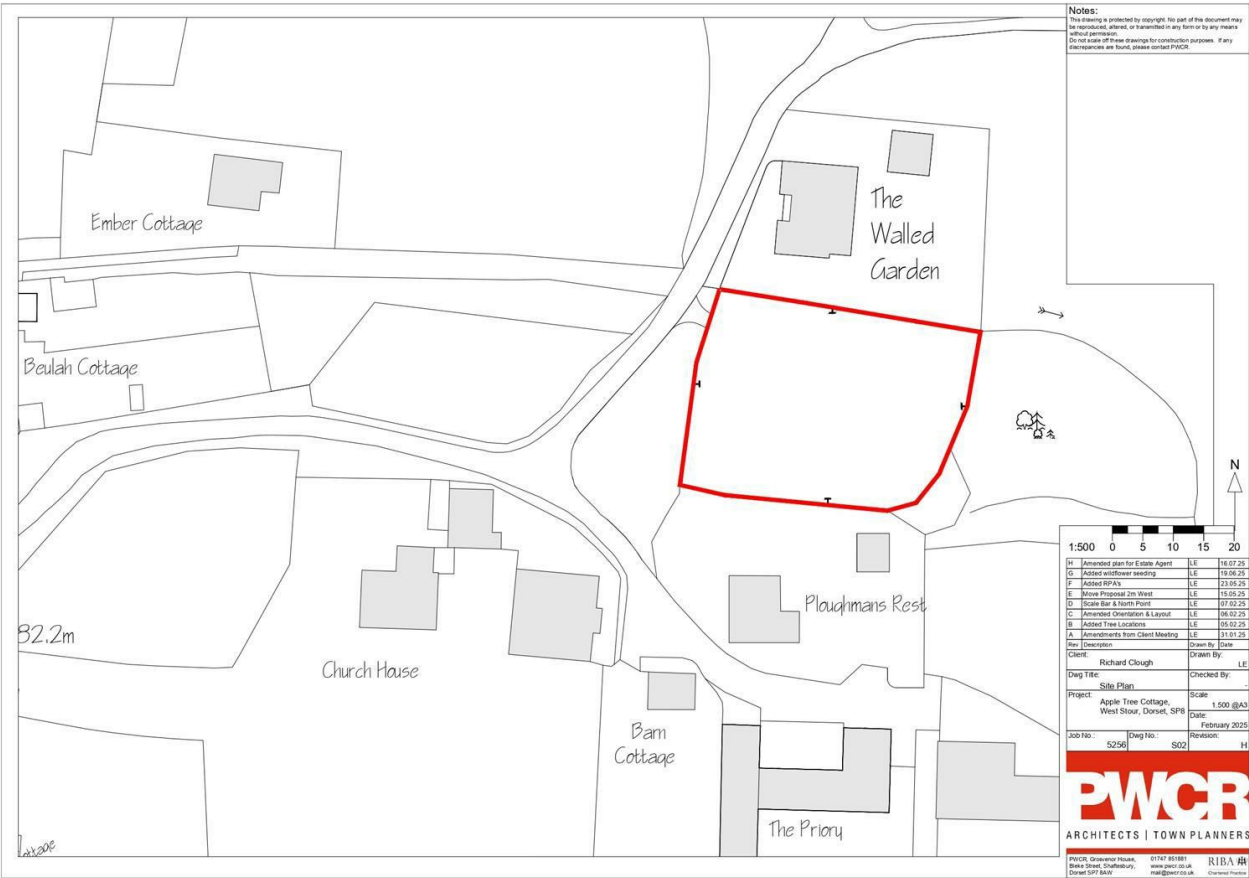
Mains electricity, water, and internet are on site. A waste pipe for the private drainage system is on site.

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000
Council Tax Band: To be confirmed

EPC

To be confirmed



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