



Symonds
& Sampson

Sandilands House

Back Street, East Stour, Gillingham, Dorset

Sandilands House

Back Street
East Stour
Gillingham
Dorset SP8 5JY

A brand new detached stone house completed in 2025 with four bedrooms in the middle of the village close to the park and a short distance to Gillingham.



- Family home completed in 2025
- 18' sitting room with French doors to garden
 - Kitchen/dining room
- Underfloor heating on ground floor
- Master bedroom with ensuite bathroom
- Three further double bedrooms & bathroom
 - Private south facing rear garden
 - Driveway with ample parking
- Air source heat pump and EV charging point
 - No onward chain

Guide Price £495,000

Freehold

Sturminster Sales
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THE DWELLING

Sandilands House is a detached four bedroom house built in 2025 by well known and respected local Dorset firm Acorn Builders. It is of stone construction with brick quoins under a pitched slate roof and offers well laid out family accommodation. The sitting room and kitchen / dining room both have French doors to the south facing terrace, with the kitchen having an extensive range of AEG appliances. On the first floor there are four good sized bedrooms and a family bathroom, along with an ensuite to bedroom one. There is underfloor heating on the ground floor. The house will have the benefit of an Advantage build warranty.

ACCOMMODATION

See floorplan: Ground floor - Kitchen / dining room, sitting room, cloakroom.

First floor - Four double bedrooms, one with ensuite and a family bathroom.

OUTSIDE

The property is approached from the road on to a tarmac drive with EV charging point and parking and turning for two cars. To the rear is a south-facing rear garden and extensive patio area. The garden elegantly wraps around the west side of the house and includes a gravelled storage area to the east.

SITUATION

East Stour has two pubs, a farm shop, coffee shop and restaurant and active community. The area is surrounded by the beautiful, gently rolling countryside of the Blackmore Vale. The North Dorset town of Gillingham is about 2 miles away and has a full range of everyday shops and services including Waitrose and mainline railway to London Waterloo. The A30, gives access to Shaftesbury, Sherborne and Salisbury and is about half a mile away. The A303 is just to the north of Gillingham and the excellent road links provide good access to Yeovil and the south coast. The area is well known for its abundance of excellent state and private schools and some excellent walking and riding countryside.

DIRECTIONS

what3words ///wages.duo.protected

SERVICES

Mains water, electricity and drainage are connected to the property. Air source heat pump.

MATERIAL INFORMATION

Standard, superfast & ultrafast 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: TBC

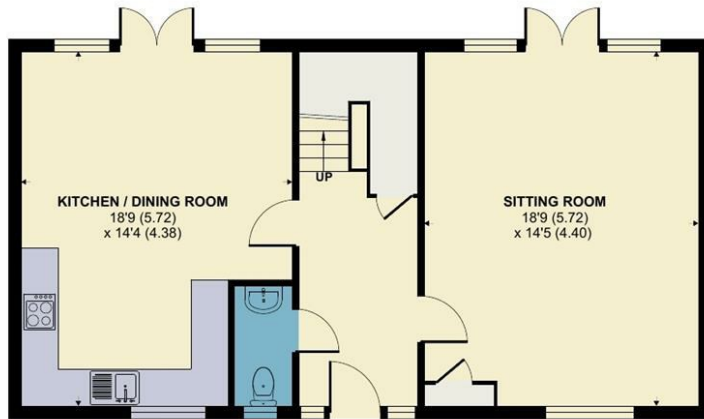




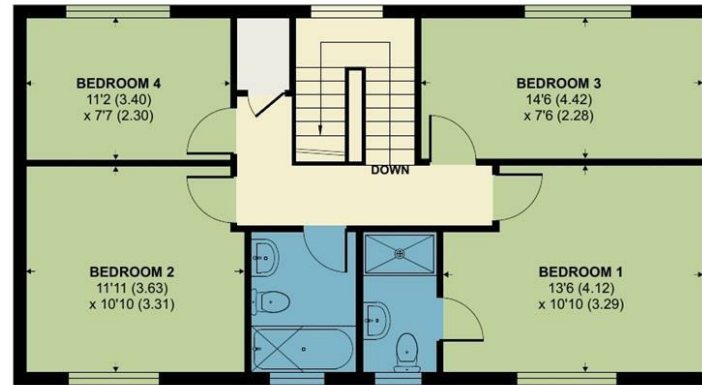
Back Street, East Stour, Gillingham

Approximate Area = 1346 sq ft / 125 sq m

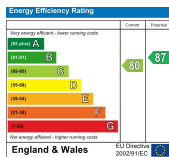
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GROUND FLOOR



FIRST FLOOR



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: 1340533



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