



West Stour

Guide Price: £575,000

West Stour, Gillingham, Dorset, SP8 5RP

- Extended, Four Bedroom Cottage
- Stunning Views Across The Blackmore Vale
- South Facing Gardens
- Flexible Living Accommodation
- Modernised Kitchen & Bathroom Suites
- Solar Panels
- Driveway Parking & Garage
- EPC: D

LOCATION

West Stour is a small parish that presents a fantastic balance of countryside living and immediate amenities whilst forming one of a collection of three Stour villages situated on the Stour River. The village is known for its very well thought of Pub, The Ship Inn, and sought-after Equestrian facility, The Dorset Showground, with further amenities including a church, village hall and garage with a mini supermarket.

The larger market towns of Shaftesbury, Gillingham or Sherborne are all situated within a 10-mile radius and provide an excellent combination schooling options, transport links including mainline train stations and further leisure facilities.

THE PROPERTY

A charming four-bedroom cottage overlooking the delightful Dorset countryside. The property has been extended over the years to offer flexible living accommodation whilst two manicured gardens are a true hidden gem to the home.

Situated within the well-appointed village of West Stour, this beautifully presented four-bedroom cottage effortlessly blends traditional character with contemporary living. Rich in character, the home features an impressive inglenook fireplace that creates a warm and welcoming focal point in the main living room whilst dual aspect windows allow for plentiful natural light and views across



the garden. Having been updated by the current owners, the kitchen now flows seamlessly into the dining area and incorporates an array of built in appliances, storage and eating spaces ideal for both everyday living and entertaining. The ground floor has been extended to further include a useful family room, study and utility area giving a great sense of flexibility throughout. Upstairs, four comfortable and well-proportioned bedrooms are complimented by two modern bathrooms, one of which is a Jack and Jill.





OUTSIDE

Front: A hardstanding driveway provides plentiful off-road parking whilst a garage, complete with power and light, offers useful storage. Side access is also granted to the rear of the home.

Rear: Boasting two delightful gardens, the cottage is a haven for those with a keen interest in gardening. Situated adjacent to the home is a lawn, edged with beautiful hedgerows and flowering borders along with a pond and raised vegetable patches and fruit trees. Furthermore, positioned behind the home and taking full advantage of the southerly aspect is a second lawn, equally as inviting due to the array of horticultural plants throughout. A sizeable patio offers space for an outdoor dining and seating area whilst further stores and sheds provide additional storage.

SERVICES

Oil Fired Central Heating.

TENURE

Freehold.

COUNCIL TAX

Dorset Council Tax Band D.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

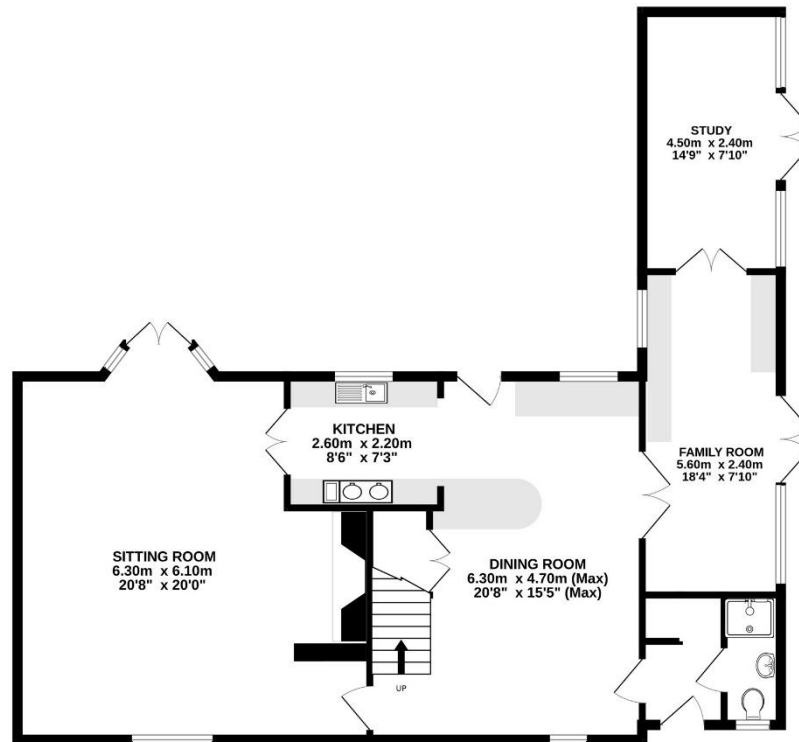
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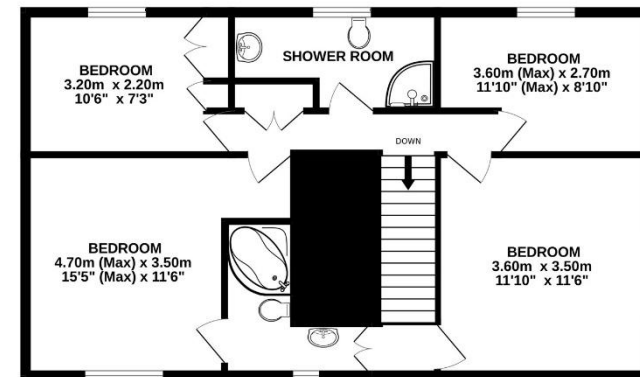
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GROUND FLOOR
97.1 sq.m. (1045 sq.ft.) approx.



1ST FLOOR
64.1 sq.m. (690 sq.ft.) approx.



TOTAL FLOOR AREA : 161.2 sq.m. (1735 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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