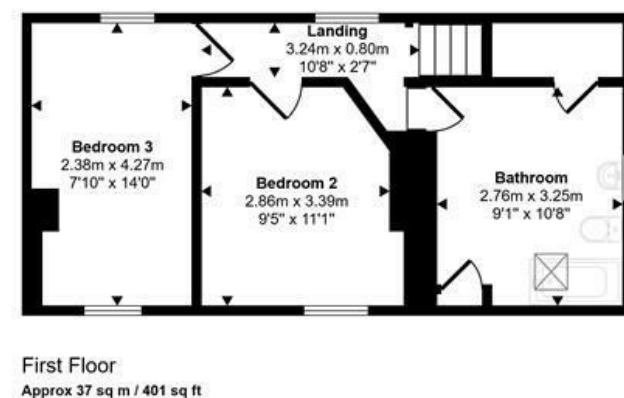
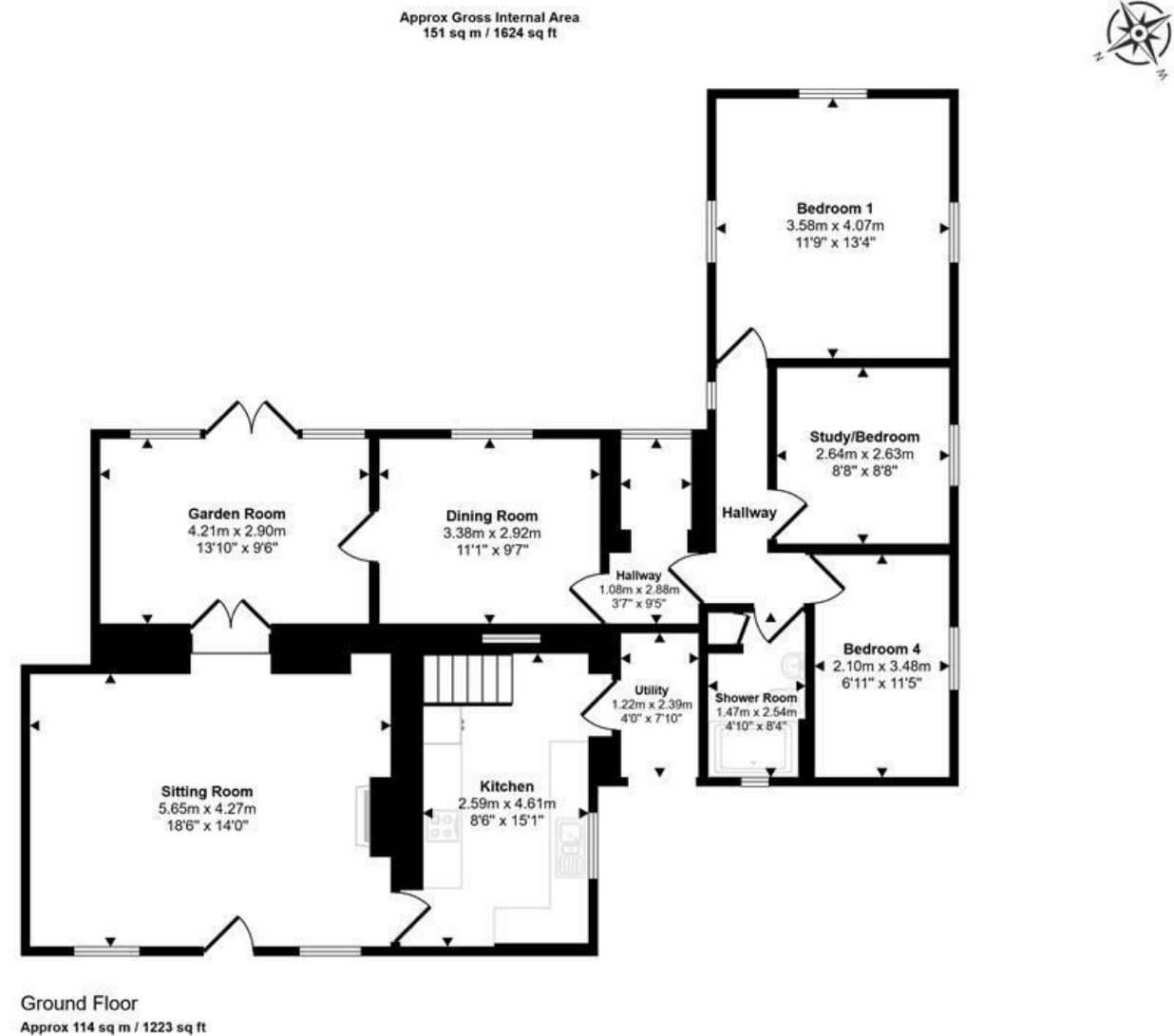




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



New Road Bourton

Offers In Excess Of
£375,000

A charming and surprisingly spacious Grade II listed cottage offering a wealth of character, flexible accommodation and a generous garden, situated in the popular village of Bourton.

Believed to date back to the early 19th century and once thought to have been a flax worker's home, the property retains many attractive period features including exposed beams, stone walls and a fireplace with wood burning stove. The cottage has been sympathetically improved over the years, with the roof to the older part of the property having recently been completely renovated.

The accommodation is particularly versatile. On the ground floor there is a spacious sitting room, garden room, formal dining room and kitchen with adjoining utility area, together with a shower room and three further rooms which are currently used as bedrooms and a snug/study. Upstairs there are two generous double bedrooms and a large family bathroom.

Outside, the property enjoys a good sized, sunny and private garden backing onto fields, together with a separate vegetable growing area, gated parking for two to three vehicles and a substantial detached timber garage/workshop with power. This is a wonderful opportunity to purchase an individual period home offering character, space and flexibility, and a viewing is strongly recommended to appreciate both the accommodation and its appealing village setting.



The Property

Accommodation

Inside

Ground Floor

The front door opens directly into a spacious sitting room, a characterful reception room with exposed ceiling beams and a stone fireplace housing a wood burning stove. Double doors lead through to the garden room, which enjoys views over and access to the rear garden and features a lantern roof, exposed stonework and wood flooring. From here, a door opens into the separate dining room, again retaining exposed beams and stonework, with a useful serving opening through to the kitchen. The kitchen is fitted with a range of wood-effect units with generous work surfaces, a stainless steel sink, built-in electric oven and ceramic hob, together with plumbing for a dishwasher. An adjoining utility area provides further appliance space, plumbing for a washing machine and access outside. Beyond the dining room is an inner hallway giving access to the shower room and three particularly versatile rooms. These are currently arranged to provide a generous ground-floor bedroom, a snug/study and an additional bedroom, although their flexibility would allow them to suit a variety of needs, including home working or guest accommodation.

First Floor

There are two further double bedrooms together with a spacious family bathroom fitted with a modern suite.

Outside

Gardens and Parking

The property is approached from the road via path leading to the front door and bordered by grass and shrub and flower beds. There is potential for a porch to be erected. The rear is accessed from a private drive, at the end of the row of cottages. Double timber gates open to the parking area with space for two to three cars and leads to the large timber detached garage/workshop with power. To the side and rear of the garage/workshop there is a vegetable garden overlooking the adjoining field and a gate from here leads along the side of the cottage to a courtyard, containing a dog kennel and door into the utility area. The main body of the garden leads from the parking area via a gate. This area is mostly laid to lawn with shrub and flower beds. The entire plot is fully enclosed, is of a good size and enjoys a sunny and private aspect backing onto fields.

Useful Information

Energy Efficiency Rating 'Exempt' due to Grade II Listed Status

Council Tax Band C

Sustainable Wood Framed Glazing
Electric Heating from Two Boilers via Radiators
Mains Drainage
Freehold
Vendors will need to find an onward purchase

Location and Directions

Bourton, on the Dorset–Somerset–Wiltshire border near Gillingham, is a picturesque village on the River Stour with a rich history, once home to one of Britain's largest water wheels. Despite its rural setting, it offers everyday essentials including two stores, a post office, a pub that serves delicious food, a primary school, and a well-equipped village hall. Gillingham, just a short drive away, provides larger shops, leisure facilities, schooling for all ages, and mainline rail links to London.

Postcode - SP8 5BD

What3words - trees.triangles.decreased



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.