NUBELLA
ESTATES

Factory Hill

Gillingham SP8 5FN

NO FORWARD CHAIN. An attractive stone built two double bedroom home with garden and off road parking for 2 cars, pleasantly positioned within the peaceful and sought after village of Bourton. The property offers well proportioned and comfortable accommodation, making it an ideal choice for first time buyers, downsizers or those looking to enjoy village life whilst remaining well connected. Easy access to excellent transport links and neighbouring towns of Gillingham, Mere and Wincanton. EPC Band:-C

£270,000

The Property

An attractive, two double bedroom, stone built home constructed circa 2018 as part of the Bourton Mill development. The property benefits from an easy maintenance enclosed rear garden, off road parking for 2 cars and is pleasantly positioned within the peaceful and sought after village of Bourton.

The property offers deceptively spacious and comfortable living accommodation, making it an ideal choice for first-time buyers, downsizers or those looking to enjoy village life whilst remaining well connected. Factory Hill definitely offers an appealing combination of village living, countryside surroundings and accessibility, making it a particularly attractive location for those looking to enjoy a quieter lifestyle without feeling isolated.

The accommodation is arranged over two floors and in brief comprises:-

Entrance Hall with door off to the downstairs cloakroom.

Kitchen (2.51m x 2.39m) Fitted with a range of stylish wall and base units with work surfaces over including a built in electric oven, induction hob with cooker hood above, built in fridge/freezer and washing machine, oak flooring and double glazed window to front aspect.

Lounge/Dining Room (5.85m x 4.63m) A generous sized room with stairs to the first floor including a useful understairs cupboard and double glazed French doors to the rear garden.

The landing on the first floor has doors off to all rooms.

Bedroom One (4.65m x 3.15m) A good sized room with built in wardrobe and double glazed window to front.

Bedroom Two (4.65m x 2.76m) Double glazed window to rear aspect.

Bathroom A fully fitted contemporary bathroom suite comprising of bath with shower above including glass screen, low level W.C, wash hand basin, chrome heated towel rail and tiled flooring.

Outside

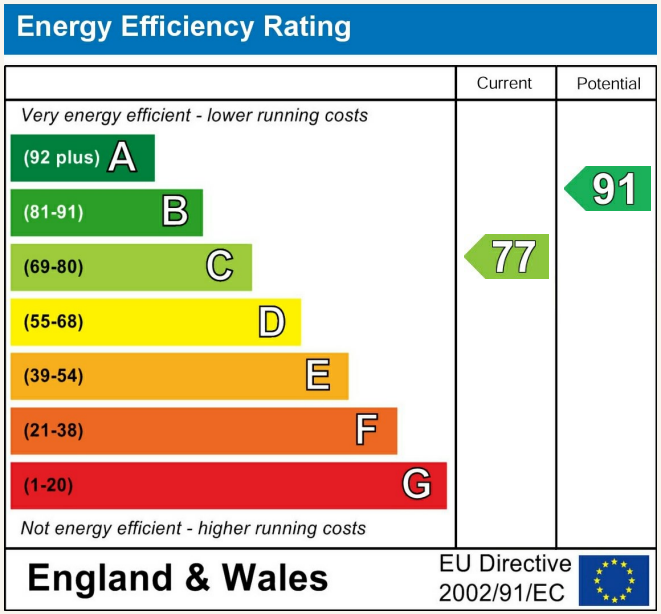
To the front and side of the property there are a variety of well established flowers and shrubs, creating an attractive approach to the home. A pathway leads to the front entrance, with the benefit of an outside light.
To the side of the property is a brick paved driveway (shared access) which leads to a communal car park where there are two allocated parking spaces.
The enclosed rear garden is bordered by timber fencing and features a variety of established flowers, shrubs and trees. The garden is mainly laid to lawn with stepping stones leading to a rear access gate, together with a paved patio area providing an ideal space for outdoor seating and entertaining.

Location

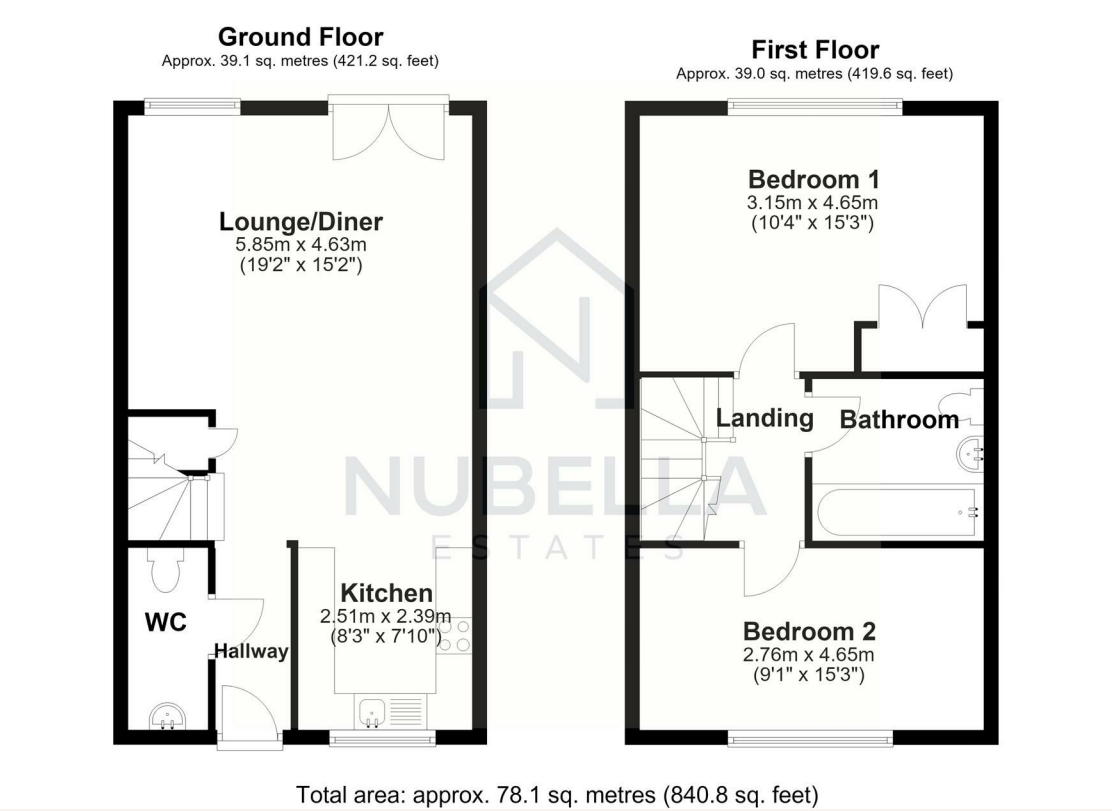
What Three Words:- ///hairspray.depths.bond Bourton is an attractive and peaceful village situated in the beautiful North Dorset countryside, close to the borders of Somerset and Wiltshire. The village offers a welcoming community atmosphere and an appealing mix of traditional and modern homes, surrounded by attractive countryside and far-reaching rural views.
The village benefits from a range of local amenities including a village shop, public house, petrol station, village hall and St George's Church of England Primary School, with St George's Church forming an attractive part of the village. Bourton is particularly well positioned for access to the A303, making it convenient for those travelling further afield. The nearby towns of Gillingham, Mere and Wincanton provide a wider range of shopping, leisure and everyday facilities, while Gillingham offers a mainline railway station. Surrounded by countryside yet well connected, Bourton is an ideal location for those seeking village life whilst remaining within easy reach of nearby towns and transport links.

Additional information

Services: Mains Water, LPG Gas Central Heating (Meter), Electricity, and Drainage. Local Authority: Dorset Council - Council Tax Band: C - Energy Performance Certificate (EPC): Rating C –
Maintenance Charge:- £454.00p.a (communal areas including the green). This payment can be made in monthly installments or annually. Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.All measurements are approximate. Prospective buyers or tenants must satisfy themselves as to the accuracy of the information. Some details and images may have been prepared or enhanced using AI.



Local Authority **Dorset**
Council Tax Band **C**
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.