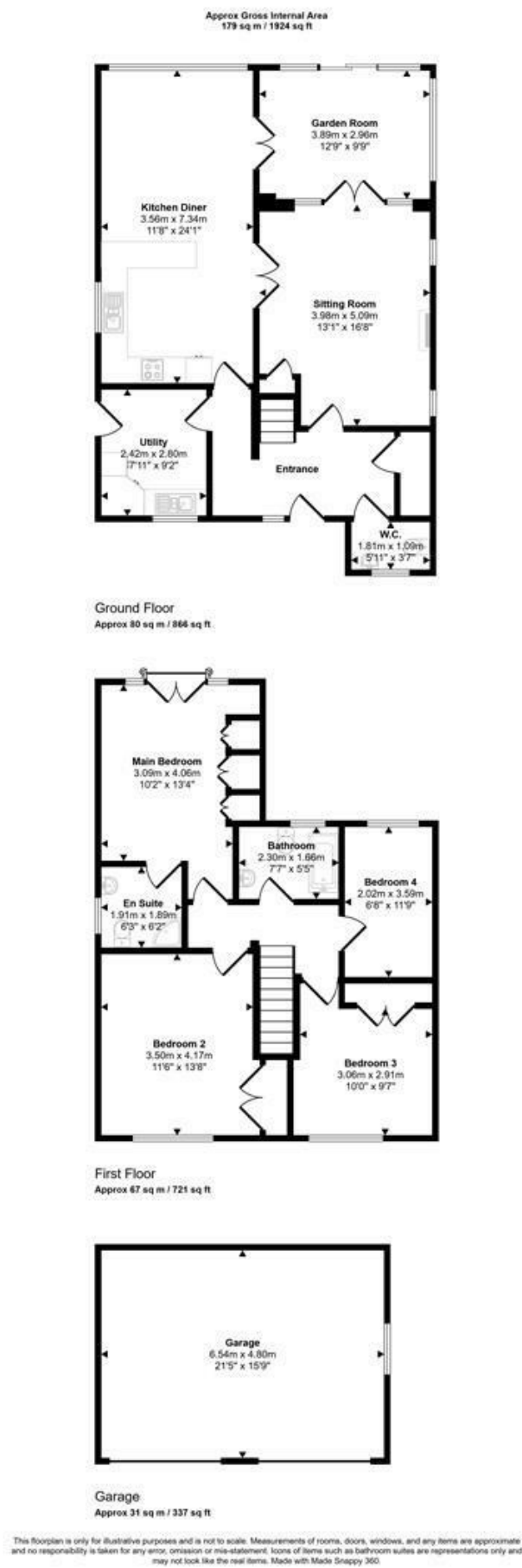




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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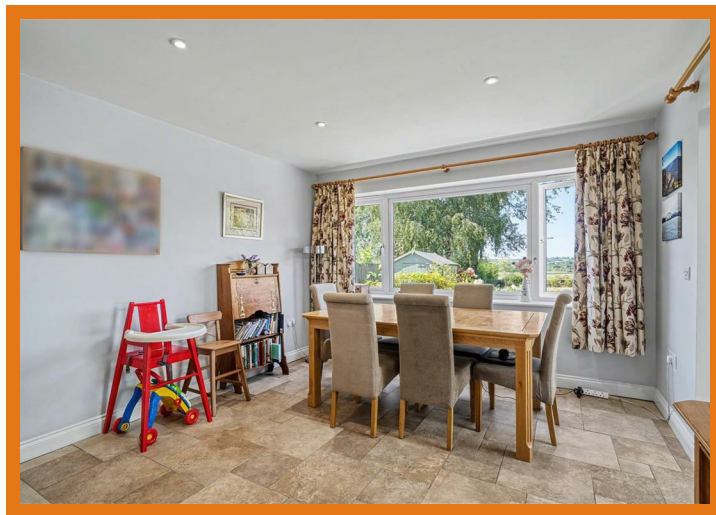
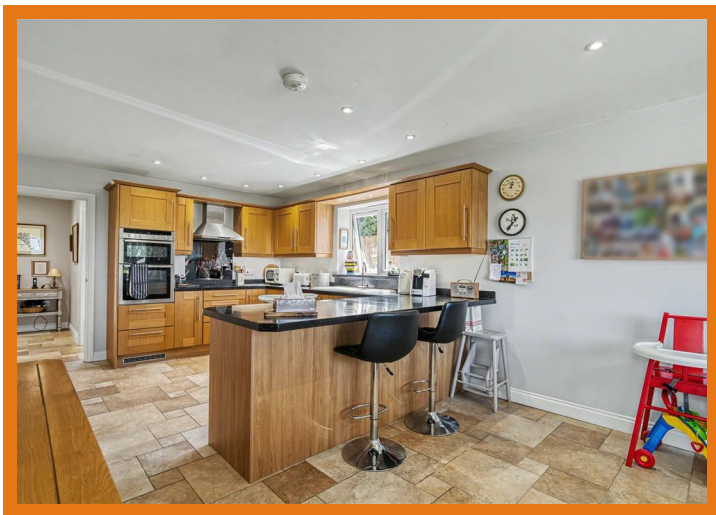
Hunger Hill East Stour

Offers In Excess Of
£635,000

A beautifully presented four bedroom detached house situated in the sought after North Dorset village of East Stour, enjoying far reaching views over the Blackmore Vale countryside to both the front and rear. Close to the town of Gillingham, providing a mainline railway service to London Waterloo and within easy reach of everyday amenities.

Finished to a very high specification throughout, the property offers a wonderfully practical and well proportioned layout, making it an ideal family home. Benefitting from an air source heat pump and underfloor heating throughout the ground floor, with the exception of the garden room, the property is as energy efficient as it is comfortable. The ground floor comprises an entrance hall, a generous open plan kitchen dining room, a sitting room with a brick fireplace and woodburner, a garden room with sliding doors to the garden and a useful utility room. On the first floor there are four bedrooms, the principal benefitting from an en-suite shower room, a Juliet balcony overlooking the rear garden and countryside beyond, and a wealth of built-in wardrobe space, with bedrooms two and three also having large fitted wardrobe space. A family bathroom serves the remaining bedrooms.

Outside, the garden is a generous size and enjoys a westerly aspect, fully enclosed and private, with a patio area, a well maintained lawn and mature shrubs and flower beds. A double garage and ample driveway parking complete the plot. An early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



The Property

Inside

Ground Floor

The front door opens into the entrance hall, with doors leading off to the principal rooms. The open plan kitchen diner is a wonderfully bright and spacious room, fitted with a range of shaker floor and eye-level cupboards, stone worksurfaces, an integrated dishwasher, fridge and freezer, a built-in double electric oven, induction hob and extractor hood. Enjoying lovely countryside views, the kitchen diner is a wonderful space for everyday cooking and entertaining. The sitting room is a generous and well proportioned space, featuring a brick fireplace housing a woodburner as a wonderful focal point. Leading off the sitting room, the garden room is a delightful additional reception room with sliding doors opening directly out to the garden. A useful utility room with a door leading outside and a downstairs WC complete the accommodation on this level.

First Floor

The landing gives access to all four bedrooms and the family bathroom. The principal bedroom is a particularly generous double, benefitting from a wealth

of built-in wardrobe space, its own en-suite shower room and a Juliet balcony enjoying far reaching views over the rear garden and countryside beyond. Bedrooms two and three are both well proportioned doubles with large fitted wardrobe space. Bedroom four is a further well proportioned room with an outlook to the rear of the property. The family bathroom serves the remaining bedrooms.

Outside

Garden

The rear garden is a truly lovely outdoor space, fully enclosed and enjoying a good degree of privacy. Laid mainly to lawn with a generous patio area abutting the rear of the property, the garden is beautifully planted with mature shrubs and flower beds, with the added bonus of stunning sunsets over the North Dorset countryside to enjoy from the westerly facing aspect. A garden shed is also found within the plot.

Parking

A double garage and generous driveway provide ample off-road parking for several vehicles.

Useful Information

Energy Efficiency Rating C

Council Tax Band F
Air Source Heat Pump
Underfloor Heating on Ground Floor
Mains Drainage
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

Location and Directions

East Stour is a sought after North Dorset village, offering an attractive rural setting with a strong sense of community. The village benefits from a parish church and access to surrounding countryside, ideal for walking and outdoor pursuits, while a wider range of amenities can be found in nearby Gillingham and Shaftesbury, including supermarkets, shops, schools and leisure facilities. The area is well connected, with Gillingham providing mainline rail services to London Waterloo and convenient access to the A30 and A303 for travel further afield.

Postcode SP8 5JR

What3words ///walked.salsa.crafts

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