



**CHAFFERS**  
ESTATE AGENTS



## Witch Close

East Stour, Gillingham, SP8 5LB

A three bedroom detached bungalow situated in the much sought after village of East Stour close to beautiful countryside walks and the village pub. The property benefits from driveway parking, garage and countryside views from the rear garden.

**£400,000 Freehold**

Council Tax Band: D

# Witch Close

East Stour, Gillingham, SP8 5LB



## DESCRIPTION

A spacious and well presented three bedroom detached bungalow enjoying a quiet cul de sac position. The property offers a generous plot, ample off road parking with garage and a quiet village location.

The property is entered via a sizeable hallway which provides access to all rooms. To the left is the light and airy dual aspect living room and to the right is the master bedroom with fitted wardrobes. At the rear of the property is the second double bedroom and a single third bedroom both benefitting from stunning countryside views. From there the family bathroom is fitted with a modern suite which comprises a panelled jacuzzi bath with overhead shower, low level WC, a vanity unit hand wash basin and heated towel rail. The large kitchen/diner is fitted with wall and base units, built in double oven, built in washing machine, one and a half bowl sink with drainer, space for a dishwasher and fridge/freezer and patio doors leading into the rear garden. Outside, the front of the property boasts a large driveway providing ample parking and garage along with side access leading to the rear garden which has multiple paved seating areas, lawn, raised flower beds, a mix of trees and shrubbery, various vegetable patches, a useful garden shed, greenhouse and oil tank.

## LOCATION

East Stour is a popular residential village located approximately 3 miles from Gillingham, 5 miles from the Saxon hilltop town of Shaftesbury and 6 miles from Sturminster Newton. The village has a highly regarded Farm Shop / Restaurant, an active village hall with adjoining recreation ground, 2 pubs and parish church. A primary school is available at nearby Woodville and a main line station in Gillingham (Exeter ~ Waterloo).

## ADDITIONAL INFORMATION

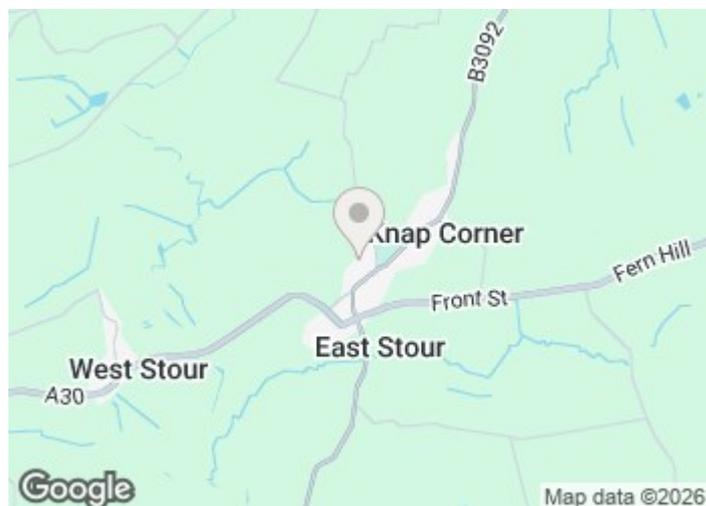
Services: Mains Water, Electricity & Drainage. Oil central heating.

Council Authority: Dorset Council ~ Council Tax Band: D

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: TBC

Agents notes: UPVC windows and doors, radiators, carpets and boiler are all approx. 8 years old.



## Directions

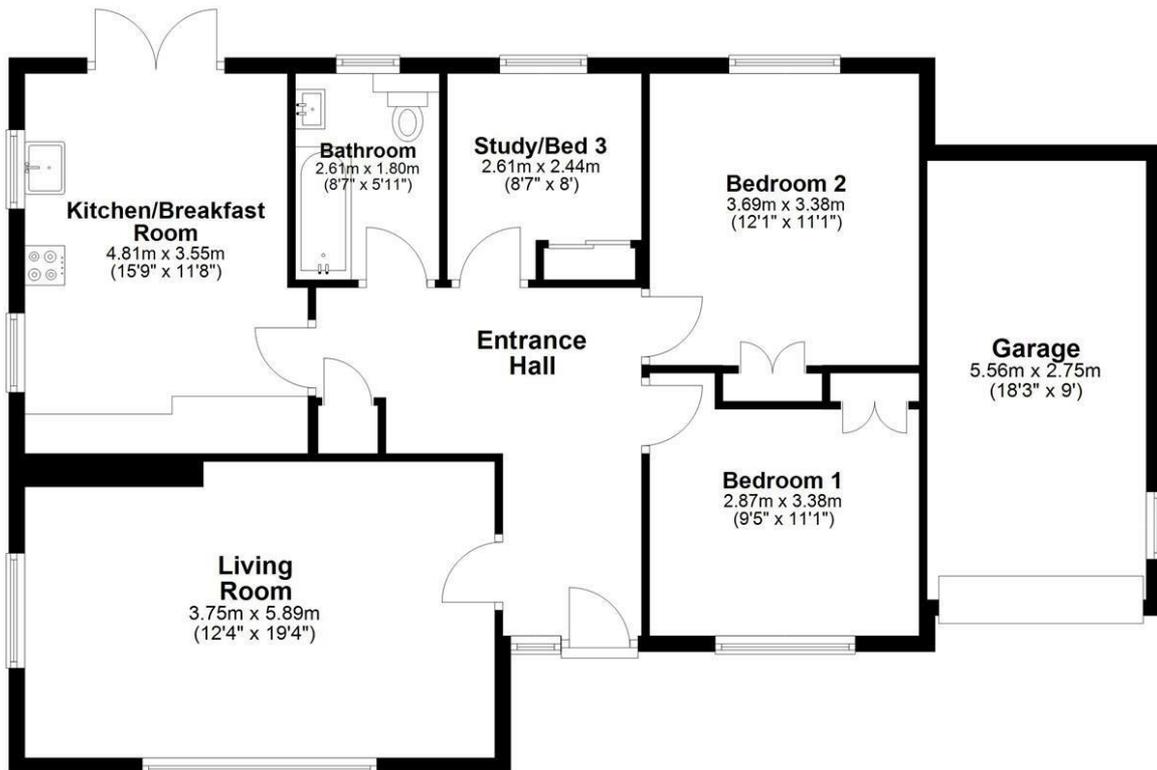
From our Gillingham Office proceed up the High Street and continue onto Newbury. At the set of traffic lights turn right onto Newbury Road. Continue along this road heading towards East Stour/B3092. On reaching East Stour, passing the village hall on your right, take the next right onto Witch Lane. After a short distance, turn left onto Witch Close where you will find the property on your right hand side.



# Floor Plan

## Ground Floor

Approx. 105.9 sq. metres (1140.2 sq. feet)



Total area: approx. 105.9 sq. metres (1140.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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.  
Plan produced using PlanUp.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	