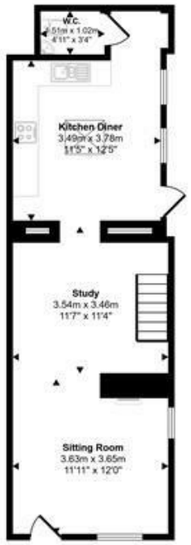
Approx Gross Internal Area
119 sq m / 1280 sq ft



Ground Floor
Approx 44 sq m / 470 sq ft



First Floor
Approx 58 sq m / 624 sq ft



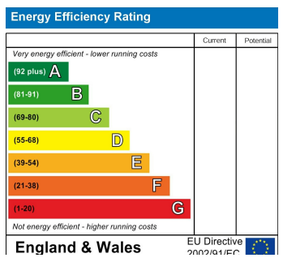
Outbuilding
Approx 17 sq m / 186 sq ft

Denotes head height below 1.5m

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.

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Bridge Street
Bourton

Guide Price
£375,000

A charming and characterful three bedroom end of terrace cottage, believed to date back to the 1890s and formerly part of the village police house, situated in a desirable lane side position in the popular village of Bourton. Field views can be enjoyed to the front, and the property is within walking distance of local amenities including The White Lion public house, a garage with convenience store and a primary school.

Having been a much loved home for nineteen years, the property has been extended and improved throughout the current ownership, most recently benefitting from a renewed roof. Full of beautiful original features, the accommodation is arranged over two floors, comprising a sitting room with a woodburner and characterful arched windows, a study and a beautifully appointed kitchen diner with a Velux skylight and striking green tiled splashback, together with a downstairs WC on the ground floor. On the first floor there are three bedrooms, bedroom one and two being doubles, the principal benefitting from an en-suite and built-in storage, together with a family bathroom. A useful garage provides further storage space.

Outside, the rear garden is a truly delightful space, fully enclosed and private, arranged over levels with a patio perfect for outdoor dining and steps rising to a beautifully maintained lawn. Well established and abundant planting throughout creates a wonderfully colourful and private retreat. There is generous off road parking for up to five vehicles.













The Property

Inside
Ground Floor
An arched front door opens into the sitting room, a wonderfully characterful space with a woodburner as a focal point, some beautiful original details throughout and characterful arched windows flooding the room with natural light. Leading through is the study, a versatile room with stairs rising to the first floor, with internal arched windows connecting through to the kitchen diner. This is a particularly impressive space, beautifully appointed with a Velux skylight overhead and a striking green tiled splashback. Fitted with a range of shaker floor and eye-level cupboards with wooden worksurfaces, there is a built-in electric oven, hob and extractor and space for a dishwasher and a tall fridge freezer. Room for a breakfast table adds to the practicality of the space, and a door leads out to the side of the property. A downstairs WC completes the accommodation on this level.

First Floor
The landing gives access to all three bedrooms and the family bathroom. The principal bedroom is a generous double benefitting from built-in storage and an en-suite shower room. The remaining bedrooms are both well proportioned rooms, bedroom two being a good sized double. The family bathroom serves both bedrooms.

Outside
Garden
The rear garden is a charming and well tended outdoor space, arranged over two levels with a patio at the lower level and steps rising to a beautifully maintained lawn above. Mature and well established planting borders the garden throughout, and the whole space enjoys a good degree of privacy and seclusion.

Parking
Generous off road parking for up to five vehicles is available, together with a garage within the plot.

Useful information

Energy Efficiency Rating Tbc
Council Tax Band C
Wood Burner
Main Drainage
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

Location and Directions

Bourton is an attractive North Dorset village surrounded by beautiful countryside, offering a peaceful rural setting with a strong sense of community. The village enjoys good access to the nearby towns of Gillingham, Shaftesbury and Sherborne, all of which provide a wide range of shopping, schooling and leisure facilities. Excellent road links via the A303 and A30 make the area well connected, with rail services available from Gillingham and Sherborne offering direct connections to London Waterloo and Exeter.

Postcode SP8 5BA

What3words ///clouding.toys.tiptoes

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