

Symonds & Sampson

Clearwater

New Road, Bourton, Gillingham, Dorset

Clearwater

New Road
Bourton
Gillingham
Dorset SP8 5DB

A handsome Victorian house with more recent rear extension offering spacious and well laid out family accommodation.

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- Internal accommodation of just under 3000 sq ft
- Attractive principal rooms with high ceilings
- South-facing front garden
- Ample off-road parking and double garage
- Popular village with good amenities and transport links
- No onward chain

Guide Price £590,000
Freehold

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THE PROPERTY

Clearwater is the major portion of a large Victorian house that has been extended over time to the rear and now offers well proportioned, spacious internal accommodation of just under 3000 sq ft. The impressive sitting room to the front is a lovely room, south facing with a large bay window and open fire. The dining room also has a bay window and features of the period. The kitchen / breakfast room is at the back of the house and an excellent family space with ample room for a dining table with the kitchen having a good range of wall mounted and floor standing units, worksurfaces and some fitted appliances. Also at the back of the house is a dual aspect snug / study. On the first floor are four double bedrooms, each with fitted wardrobes, two bathrooms and a laundry room.

OUTSIDE

The property is approached from the road via a drive to a substantial area of hardstanding with ample parking and turning for a number of cars and a double garage with up and over door. The gardens are to the side, front and rear of the house with the front garden facing south and having a well maintained lawn and a variety of established plants and shrubs and some mature trees. There are camelias, a magnolia, old roses and a mature tulip tree. The side garden also has borders and trees and steps from the drive lead up to the back garden. The garden is enclosed by a mixture of stone walls, hedging plants and fences and there are a number of terraced seating areas. There are particularly fine views from the front and side of the house in a south and westerly direction across open countryside.

SITUATION

The house is located within the village of Bourton where there is a good range of local services including a Primary School, Church, Public house and garage and convenience store. The adjoining village of Zeals offers similar services and the nearby towns of Gillingham and Wincanton provide a range of services to cater for most everyday requirements. Gillingham has a mainline railway station serving London Waterloo and the A303 provides road access to London and the south west. The area has an eviable reputation for both state and private schools.

DIRECTIONS

What3words///mincing.shelving.hype

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

MATERIAL INFORMATION

Standard, superfast& ultrafast broadband is available.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
Council Tax Band: F
Dorset Council Tel: 01305 221000
Photographs taken May 2026







Clearwater, Bourton, Gillingham

Approximate Area = 2988 sq ft / 277.5 sq m
Garage = 303 sq ft / 28.1 sq m
Total = 3291 sq ft / 305.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1467246





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