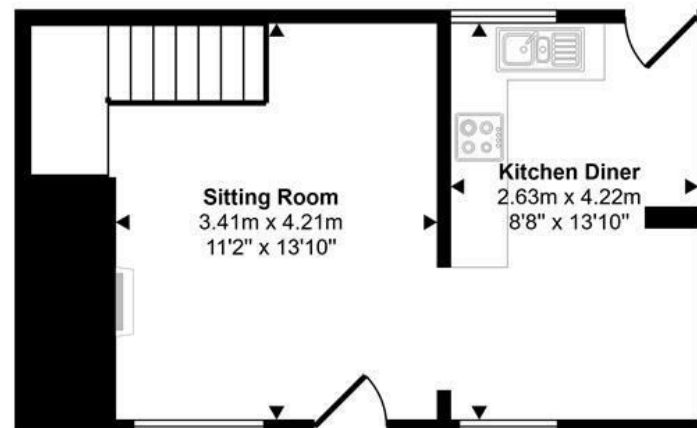
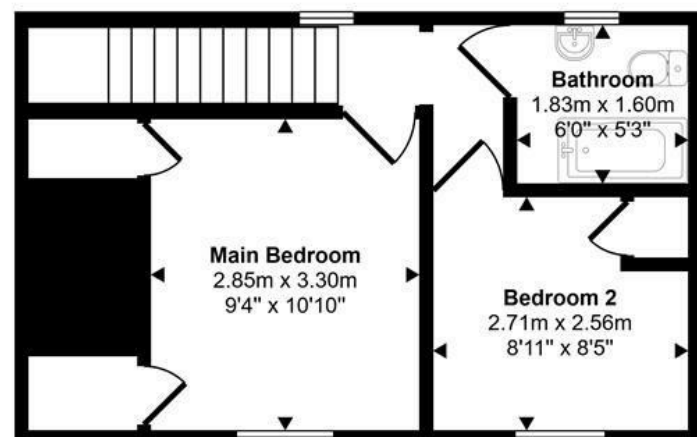




Approx Gross Internal Area
60 sq m / 649 sq ft



Ground Floor
Approx 30 sq m / 323 sq ft



First Floor
Approx 30 sq m / 325 sq ft

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.



Chaffey Moor Hill Bourton

Offers In Excess Of
£300,000

A charming two bedroom end of terrace cottage tucked down a quiet country lane in the popular village of Bourton, within easy reach of village amenities, some wonderful countryside walks including the nearby Penselwood and with easy access to the A303. Full of character throughout, this is a delightful property that must be viewed to be fully appreciated. Offered for sale with the benefit of no onward chain.

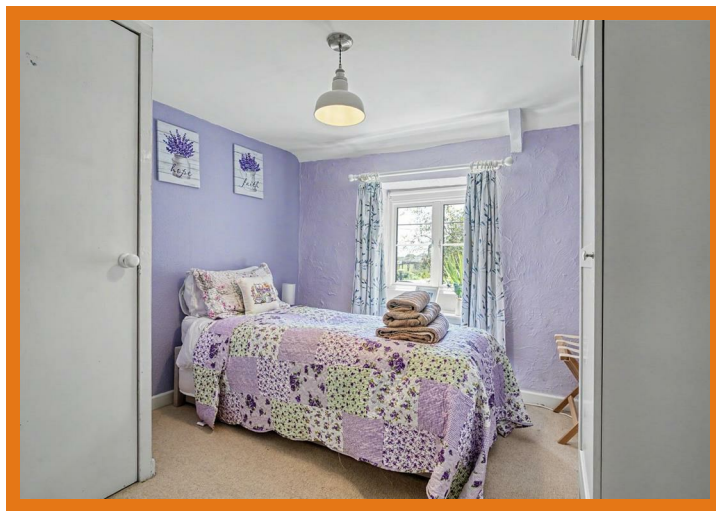
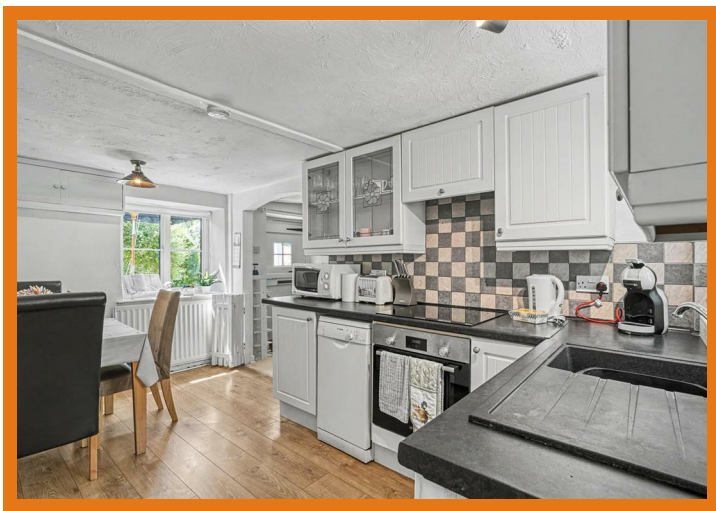
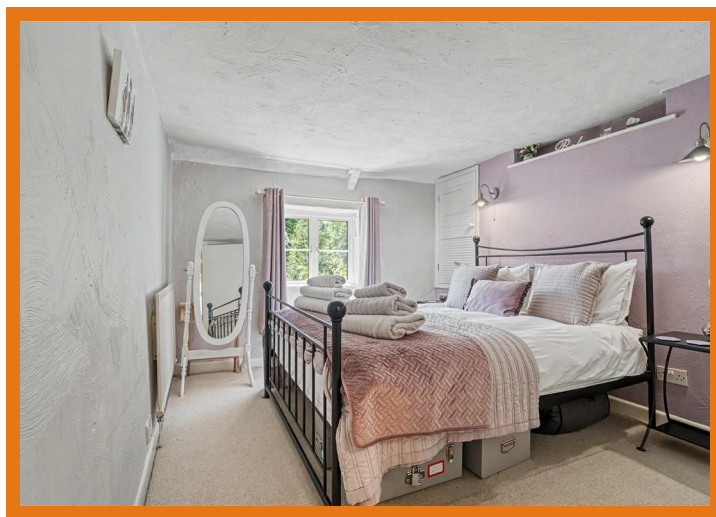
The cottage benefits from an inglenook fireplace with woodburner and exposed wooden beams, creating a warm and inviting feel throughout. On the ground floor there is a useful utility/boot room, a cosy sitting room and a kitchen diner. On the first floor there are two bedrooms, the principal being a good sized double with built-in storage, together with a family bathroom. The property offers scope to modernise and enhance to a purchaser's own taste, with potential to extend to the rear subject to the necessary consents.

Outside, the garden is a good size and enjoys a sunny aspect with a good degree of privacy, planted with mature trees, shrubs and flower borders. There is a summer house and garden shed, together with off road parking for two cars.

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High Street
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property

Inside

Ground Floor

The front door opens into the sitting room, a wonderfully cosy space featuring an inglenook fireplace housing a woodburner and an exposed wooden beam overhead, creating a real sense of character and warmth. A separate entrance leads into the useful utility/boot room, housing a washing machine and tumble dryer with extra storage space. Accessed via a charming stable style door, the kitchen diner enjoys a double aspect with windows to both the front of the property and overlooking the garden. Fitted with a range of shaker-style floor and eye-level cupboards with laminate worksurfaces, there is a built-in oven and hob, with scope for a purchaser to update and enhance to their own taste.

First Floor

Stairs rise to the landing with doors leading off to both bedrooms and the family bathroom. The principal bedroom is a good sized double benefitting from built-in storage, while the versatile second bedroom is ideal as a home office, dressing room or occasional guest bedroom. The family bathroom serves both bedrooms.

Outside

Garden

Situated to the front of the property, the garden enjoys a sunny aspect with a good degree of

privacy and has been well maintained throughout. Planted with mature trees, shrubs and flower borders, it is mainly laid to lawn with a patio area abutting the property and a path leading up to the house. A summer house and garden shed provide useful additional storage and leisure space.

Parking

Off road parking is available for two cars.

Vendors Comments

"What I love most about Lavender Cottage is its peace, quiet and tranquillity, and waking up to the birds singing in the morning. Surrounded by beautiful countryside, a vast network of country walks and a friendly community that looks out for one another, it offers a wonderfully relaxing way of life. Visitors often describe it as a special place to stay. Despite its rural setting, it enjoys easy access to local amenities in Wincanton and Gillingham, excellent pubs including The White Lion with its lovely beer garden, and quick connections via the A303, just minutes away. Ideally located on the borders of Somerset, Dorset and Wiltshire, it is perfectly placed to enjoy the many nearby attractions with a wealth of excellent pubs and restaurants, as well as the Dorset Coast in just under an hour. Three nearby railway stations also provide excellent links to London, Bristol/Bath and the South West. For me Lavender Cottage perfectly combines peaceful country living with excellent connectivity and everyday convenience."

Useful Information

Energy Efficiency Rating E
Council Tax Band
Oil Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions

Bourton is a popular North Dorset village set alongside the River Stour, offering a primary school, village hall, a well-regarded public house, and a local garage with shop and post office. The property is situated down a quiet country lane, with the village amenities within a 20-minute walk or 5-minute drive. Surrounded by attractive countryside and scenic walking routes, it provides a desirable rural setting, while the nearby A303 offers good transport links and the coast is approximately an hour's drive. Everyday amenities are available in nearby Gillingham, with a wider range of facilities in Wincanton and Shaftesbury, and Gillingham also benefiting from a mainline railway station with direct services to London Waterloo.

Postcode SP8 5BZ

What3words [///stress.outcasts.dart](#)

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.