







8 Sandilands Close, East Stour, Gillingham, Dorset, SP8 5LG

What 3 Words: ///mirror.rigs.defining



## Key Features

- Spacious Detached House
- Three/Four Double Bedrooms
- Sitting Room, Dining Room and Conservatory
- Fantastic Rural Views
- Cabin/Summerhouse in the Garden
- Ample Off Road Parking with Workshop

**Tenure: Freehold | EPC Rating: TBC | Council Tax Band: D |**

**Services: Mains Electricity, Water & Drainage. Oil Fired Central Heating.**

## Location

The ever-popular North Dorset village of East Stour sits within the Blackmore Vale and approximately 2 miles to the east bank of the River Stour. Well known for its award winning Farm Shop and very well thought of Pubs The Crown Inn and The Kings Arms, East Stour is a popular village as it presents a fantastic balance of countryside living and immediate amenities. East Stour provides a Parish Church with the nearby village of Stour Provost offering a well-attended Primary School. The local town of Gillingham also provides a Primary School & Secondary School in addition to a wide range of facilities including Waitrose & Asda superstores, doctors, dentists, pharmacies, local shops and boutiques as well as the train station. Gillingham School is a highly sought after mixed comprehensive and there are some of the county's most prestigious private schools nearby including Port Regis, Sandroyd, Clayesmore.

## Inside the Home

A spacious three/four bedroom detached house situated in the popular village of East Stour. The property enjoys fantastic rural views to the rear, and offers flexible living accommodation throughout.

The property is entered into a storm porch, with a door opening into the entrance hall. From the hall is a shower room, and double doors opening into the dining room. The dining room gives access to the sitting to the right of the property which is double aspect giving plenty of natural light. The conservatory is at the rear of the house, and the well-equipped kitchen to the left which leads into a separate utility room. Back through the entrance hall is the family room/bedroom four, which has been converted to provide extra accommodation. Upstairs, there are three double bedrooms. Two of the bedrooms have fitted wardrobes and all three bedrooms enjoy the rural views to the rear. On the first floor there is a well-equipped bathroom with a panelled bath, shower cubicle and a basin, and a WC situated in a separate room.

## Outside Space

The property benefits from a generous plot, with a good sized front garden. There is driveway providing ample parking, with a garden laid to lawn and flower beds.

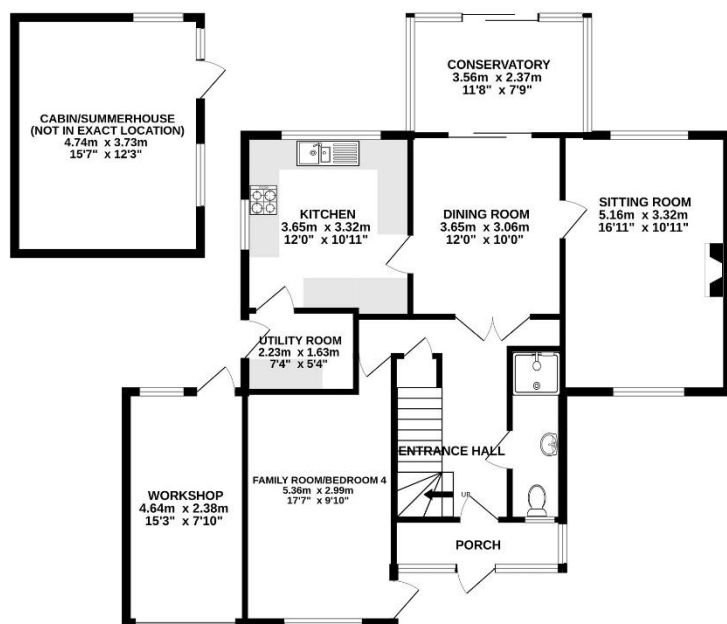
The rear garden is mostly laid to lawn, with flower beds and enclosed by fencing and side access to the front of the property. The rear garden also has the cabin/summerhouse, which provides a fantastic extra space for a quiet retreat or a work-from-home space.

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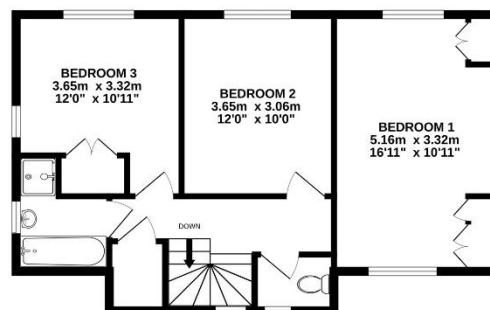




GROUND FLOOR  
112.7 sq.m. (1213 sq.ft.) approx.



1ST FLOOR  
53.6 sq.m. (577 sq.ft.) approx.



TOTAL FLOOR AREA : 166.3 sq.m. (1790 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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