



**EAST BARN WEST BOURTON ROAD,
BOURTON, GILLINGHAM, SP8 5PQ**

**£585,000
FREEHOLD**

*****VIEWING ADVISED***** An architect designed house featuring exceptionally low running costs. This four bedroom barn style residence is set in a small exclusive courtyard style development and is near to an Ofsted rated "outstanding" primary school, and Gillingham secondary school bus stop. The property also benefits from a delightfully private garden having views over adjoining fields to the rear.



EAST BARN WEST BOURTON



SUMMARY

A beautifully presented contemporary architect designed house featuring exceptionally low running costs. This four bedroom barn style residence is set in a small exclusive courtyard style development and is near to an Ofsted rated "outstanding" primary school, and Gillingham secondary school bus stop. The property also benefits from a delightfully private garden having views over adjoining fields to the rear. **VIEWING A MUST!**

DESCRIPTION

An architect and contemporarily designed spacious barn style residence nicely set back from the road in a small attractive and exclusive courtyard in this highly regarded North Dorset village. The property is approached off West Bourton Road from a shared tarmac and limestone gravelled driveway which provides ample parking and leads to the open fronted double 'Barn' Garage. The well planned and appointed accommodation is both light and spacious and beautifully presented throughout by the current owners and comprises: entrance hall with stairs to first floor, doors to all principal rooms including the cloakroom, sitting room with a wide opening into the lovely garden room which has a vaulted ceiling, exposed timberwork and French doors out to the garden, separate dining room, a generously sized and extensively fitted kitchen/breakfast room with door to the utility which has access to the outside. On the first floor there is a

landing with doors to all rooms, the Master & Guest Bedrooms are both en-suite, 2 further bedrooms and a family bathroom completes the layout.

OUTSIDE:

East Barn is approached via a shared driveway off West Bourton Road having ample parking and access to the open fronted double 'Cart Barn' style Garage.

The private gardens are of a good size with a paved terrace, lawns, 3 ponds, trees, shrubs and overlook the adjoining fields at the rear.

ENVIRONMENTAL BENEFITS:

This very well insulated property is extremely cost-efficient with an EPC rating towards the upper end of "C". It is fitted with 17 solar panels, an iBoost system for utilising generated energy for hot water, and over 2 cu.m of rainwater storage for use in the garden and directly topping up the ponds within the award-winning wildlife garden.

PV Solar Panels: A 3.6kW solar panel array was purchased as a complete installed system on 14th July 2011 from "Save Energy". The panels, inverter and associated wiring form part of the freehold of the property.

The index-linked, tax-exempt Feed-in Tariff has a further 10 years to run. The current rate of 78 pence per unit produced an income of £2,900 over the past year, exceeding the utility outgoings over the same period.

A supplementary “iBoost” device utilises surplus solar panel electricity to power the immersion heater, thereby providing cost-free hot water throughout the summer months and beyond.

Roof Water: Rainwater from the roof is diverted into two 1 cu.m holding tanks and several water butts and thence via a pipe network to feed two of the garden's ponds.

LOCATION:

The sought after village of Bourton marks the northern most point of Dorset, and has an active community with a Parish Church, a village store including a Post Office/Petrol Station, Public House, Primary School, and a bus service to Gillingham Secondary School. Bourton is within easy driving distance of several small market towns including Wincanton, Gillingham, and Bruton. The village lies on the River Stour, bordering Somerset and Wiltshire with an 'outstanding' Ofsted report for the local primary school.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. LPG

central heating.

Council Authority: Dorset Council ~ Council Tax

Band: E

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: C

EAST BARN WEST BOURTON

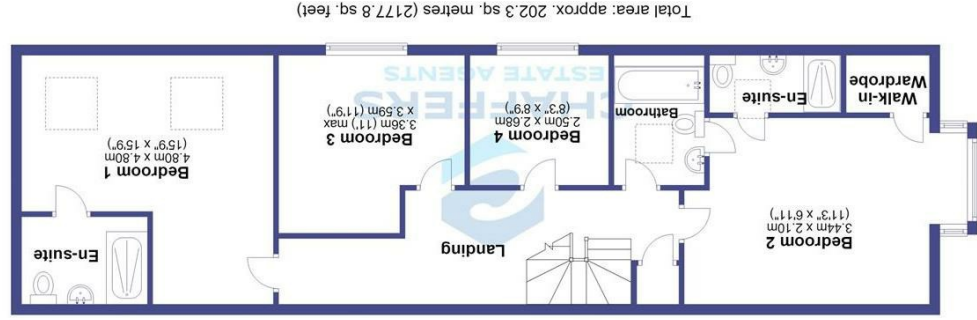


Shaftesbury Office
48 High Street
Shaftesbury
Dorset
SP7 8AA

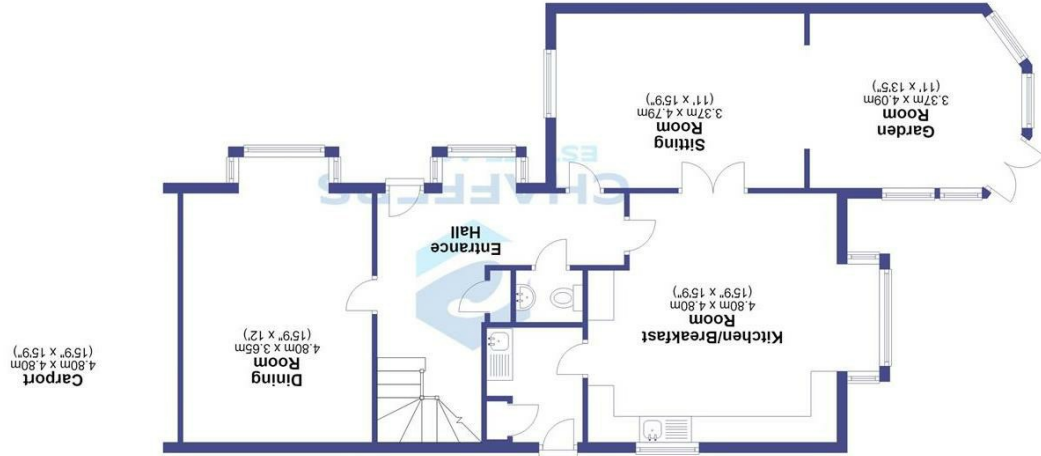
01747 852301
shaftesbury@chaffersestateagents.co.uk
www.chaffersestateagents.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



First Floor
Approx: 84.4 sq. metres (908.8 sq. feet)



Ground Floor
Approx. 117.9 sq. metres (1269.0 sq. feet)

