

New Close Bourton

Offers In Excess Of
£525,000

Positioned within a well-established and highly regarded residential area, this attractive detached home occupies a generous plot and offers flexible, well-proportioned accommodation ideally suited to modern family living. Set back with ample frontage and parking, the property immediately conveys a sense of space and practicality. Internally, the layout has been designed to provide both comfort and versatility, with clearly defined living areas that allow the home to adapt easily to a variety of needs, while also benefiting from a convenient position within walking distance of a local shop, and primary school, adding to its everyday appeal.

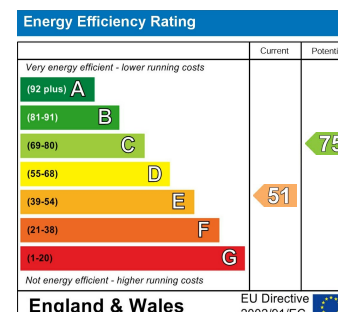
A particularly appealing feature is the location of the principal bedroom suite on the ground floor. This thoughtful arrangement lends itself perfectly to multi-generational living, buyers seeking the option of partial single-level accommodation, or those who simply appreciate the separation of bedroom spaces. The remaining bedrooms are positioned upstairs, creating a natural division between private and family areas and enhancing the overall functionality of the home.

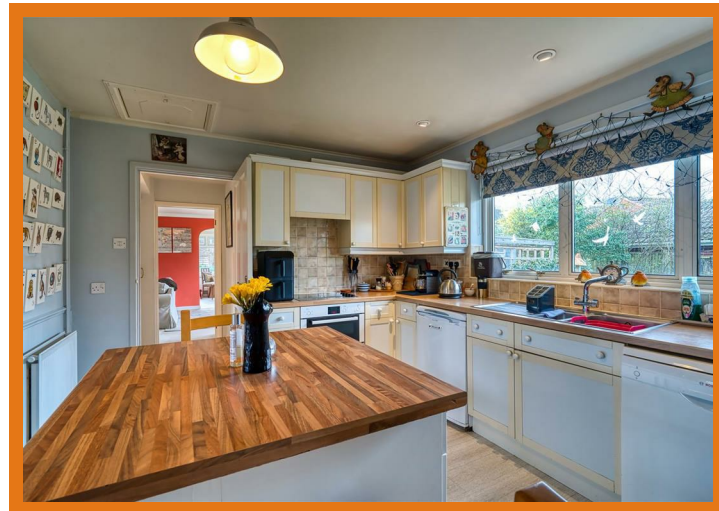
During the current ownership of seven years, the property has been carefully maintained and sensibly improved to enhance its flow and usability. The kitchen has been opened through into the dining room, creating a more sociable and connected living environment that works exceptionally well for both day-to-day family life and entertaining guests. This open arrangement allows light to travel more freely through the ground floor while retaining distinct spaces for cooking, dining and relaxing.

With three reception areas, generous parking for multiple vehicles and a private enclosed rear garden, the property offers an excellent balance of internal space and outdoor enjoyment. Altogether, this is a home that delivers comfort, flexibility and long-term appeal, making it well suited to growing families and those seeking a spacious yet manageable village residence.

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Accommodation

Inside

The property is entered via a welcoming entrance hall which provides access to the principal ground floor rooms and immediately sets the tone for the generous proportions found throughout.

The sitting room is a bright and comfortable reception space, featuring patio doors that open directly onto the rear terrace. This room enjoys excellent natural light and provides an ideal setting for relaxing, with a pleasant outlook over the garden and seamless indoor-outdoor connection during the warmer months.

The kitchen/breakfast room forms the heart of the home and has been opened through to the dining area to create a spacious and functional open-plan environment. Fitted with traditional wooden units and laminate work surfaces, the kitchen offers a generous amount of storage and preparation space. A moveable island adds flexibility and practicality, while the natural flow into the dining area makes it particularly well suited to entertaining and family meals. The dining space itself is well-proportioned and comfortably accommodates a substantial table, creating a true hub of the home.

A separate utility room provides additional work surface space and room for appliances, keeping the main kitchen area uncluttered and practical.

A ground floor cloakroom is also conveniently located.

A key feature of the property is the ground floor principal bedroom, offering a spacious and comfortable retreat complete with its own ensuite and dressing room. This arrangement provides flexibility rarely found in similar homes and adds to the property's long-term appeal.

To the first floor are three further bedrooms, all of good size and enjoying pleasant outlooks. These rooms are served by the family bathroom, making the upstairs accommodation ideal for children, guests or use as home office space where required.

Outside

To the front of the property is a generous driveway providing parking for up to five vehicles, a particularly attractive feature for a home within a village setting. There is also a large front garden which enhances the overall sense of space and kerb appeal.

The rear garden is enclosed and offers a good degree of privacy. It is laid primarily to lawn with a patio seating area positioned adjacent to the house, ideal for outdoor dining and entertaining. Climbing plants provide additional screening, and an awning extends from the sitting room over the patio terrace, offering shelter and shade when required.

The garden also includes a large shed and a separate cabin, both providing useful storage and potential for a variety of uses.

Useful Information

Heating type: Oil Fired Central Heating
 Drainage: Mains
 Windows: uPVC
 EPC Rating: E
 Council Tax Band: E
 Tenure: Freehold
 Vendor Need to find an onward purchase

Please Note:-
 DECLARATION OF INTEREST: Section 21 of the Estate Agents Act 1979 applies in this instance, as the seller is an employee/in associated with Morton New.

Location and Directions

Bourton, on the Dorset-Somerset-Wiltshire border near Gillingham, is a picturesque village on the River Stour with a rich history, once home to one of Britain's largest water wheels. Despite its rural setting, it offers everyday essentials including two stores, a post office, a pub, a primary school, and a well-equipped village hall. Gillingham, just a short drive away, provides larger shops, leisure facilities, and mainline rail links to London.
 Postcode - SP8 5DL
 What3words - ///imelight.devotion.upholding

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