





## Kingfishers , Milton on Stour, Gillingham, Dorset, SP8 5AD

What 3 Words: ///gold.wheat.airless



### Key Features

- Four Bedroom Home - Ideal for Equestrian Family
- Sitting Room
- Open Plan Kitchen/Family/Dining Room
- Two Bathrooms
- Double Garage
- Workshop
- Ring Fenced Paddock About 3.7 Acres

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

**Services:** Mains water & electricity. Oil fired central heating. Private wastewater

### Location

Occupying an enviable rural position in the sought-after village of Milton-on-Stour, Kingfishers is a beautifully presented family home enjoying far-reaching views across the surrounding Dorset countryside and rolling downs beyond. Offering peace, privacy and an exceptional lifestyle opportunity, the property combines idyllic rural living with excellent accessibility, being conveniently located for the A303 and wider transport links.

The area is particularly well served by both state and independent schooling including; Milton-on-Stour Church of England Primary School, Gillingham School. Private Schools include; Port Regis School, Clayesmore School & Bryanston School. For day-to-day needs easy access to Gillingham & Mere provides supermarkets, independent shops and services. The surrounding villages offer an excellent selection of traditional country inns and restaurants, including The Bell & Crown at Zeals and The White Lion at Bourton – very well renowned gastropubs. The area is renowned for its outstanding countryside, with numerous footpaths, bridleways and riding routes directly accessible from the surrounding villages.

### Inside the Home

Lovingly maintained and significantly improved by the current owners, the accommodation is both spacious and versatile. An entrance porch, opens to the hall which leads into a comfortable sitting room, while the impressive open-plan dining/family kitchen forms the heart of the home, perfectly designed for modern family living and entertaining.

The door opens directly onto the gardens, seamlessly connecting the indoor and outdoor spaces. Further accommodation on the ground floor includes a utility room, cloakroom, store room and a substantial double garage with doors to both the front and rear. On the first floor are four generous double bedrooms, all enjoying delightful views across open farmland and the surrounding countryside. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

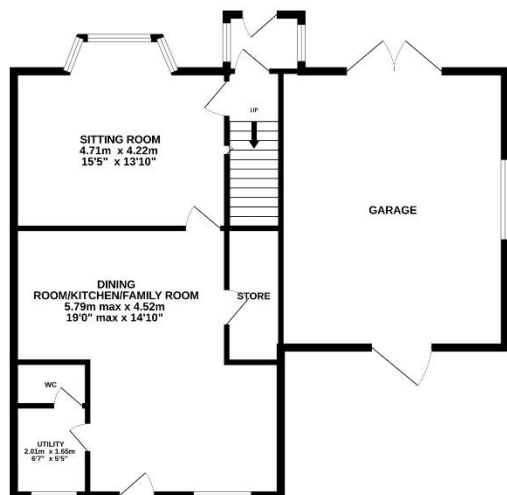
### Outside Space

The true highlight of Kingfishers lies beyond the house itself. Set within just under four acres of ring-fenced grazing land, the property presents a rare opportunity for those seeking an equestrian lifestyle or smallholding potential. The land includes a useful workshop/store and a mobile two-stable block with field shelter, while separate vehicular access to the paddocks provides excellent practicality for horse owners and agricultural use alike.

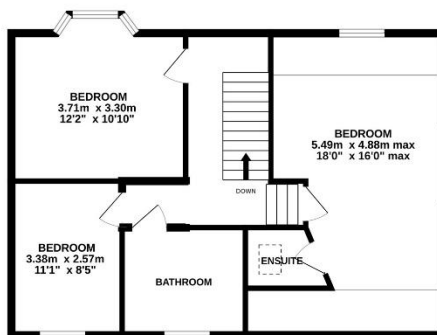
The gardens and grounds create a wonderful setting, complemented by ample driveway parking to the front of the property. Offered to the market with no onward chain, Kingfishers represents a unique opportunity to acquire a substantial family home with exceptional equestrian facilities in a stunning rural setting.



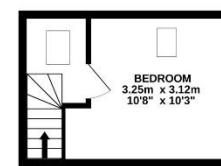
GROUND FLOOR  
89.4 sq.m. (962 sq.ft.) approx.



1ST FLOOR  
63.2 sq.m. (680 sq.ft.) approx.



2ND FLOOR  
15.6 sq.m. (168 sq.ft.) approx.



**TOTAL FLOOR AREA : 168.2 sq.m. (1811 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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