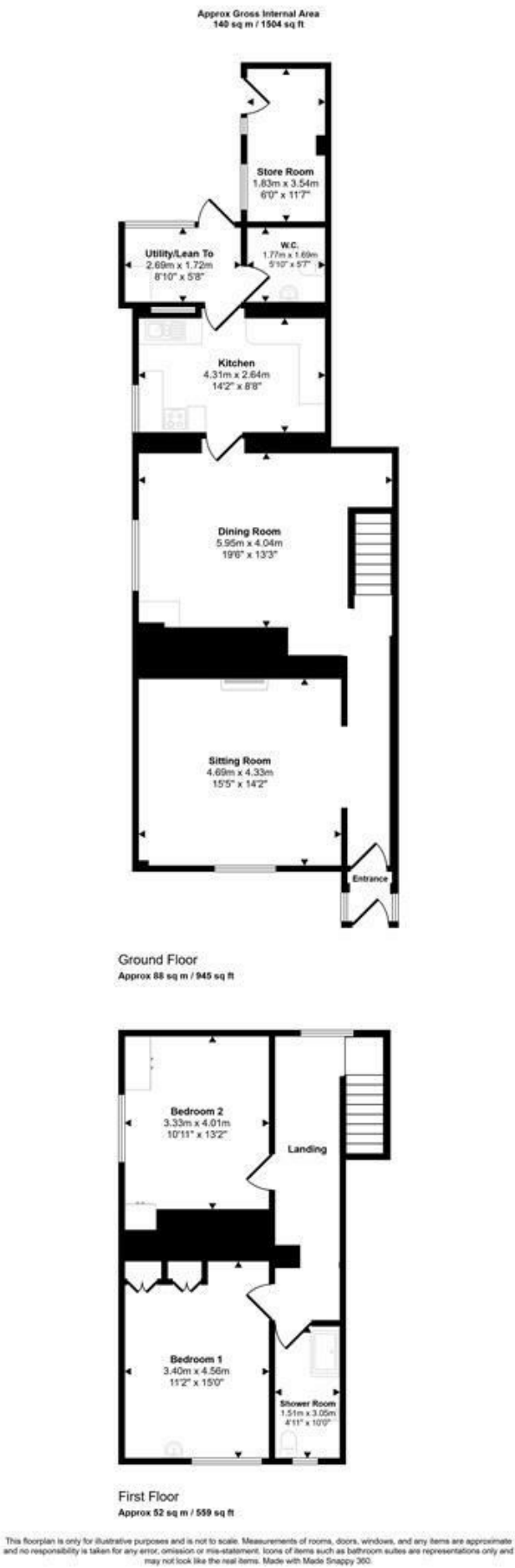
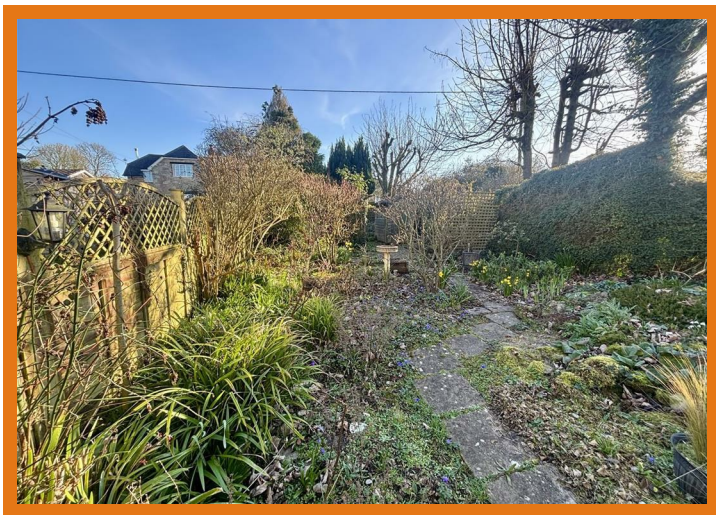






The Property

Accommodation

Inside

Ground Floor

At the front of the house there is a useful porch with a practical tiled floor. A further door opens into the entrance hall where stairs rise to the first floor, an arch opens to the dining room and a square opening leads into the sitting room. The sitting room is impressively spacious with a sash window overlooking the front garden and a large open stone fireplace with a timber mantelpiece and an arched recess to one side that is fitted with shelves.

The dining room is also a well proportioned room with a window to the side and a recess beneath the stairs that could be adapted as a study area. From the dining room a door opens into a good sized kitchen.

The kitchen is fitted with a range of units consisting of floor cupboards, separate drawer unit and eye level cupboards and cabinets plus shelves. There is a good amount of work surfaces with a tiled splash back and a stainless steel sink with double drainer and swan neck mixer tap. There's space for a fridge/freezer and slot in cooker plus plumbing for a washing machine. For practicality, the floor is laid in a tile effect vinyl.

A door opens into a utility/lean to where there is

access to a large cloakroom.

First Floor

Stairs rise to a spacious galleried landing with a window to the rear that enjoys a rural outlook. Also on this level are two spacious double bedrooms, both with fitted wardrobes and the main bedroom has a wash hand basin. In addition, you will find a well proportioned shower room.

Outside

Parking and Gardens

At the back of the cottage there is a paved courtyard with access to the store room. The parking is also located at the back - from the courtyard there is an opening. To the right of the garages, you will find two parking spaces for the property.

The main garden lies to the front of the house where a timber gate from the road opens to steps that lead down. Here there is a paved area with space for bins and there is a useful garden shed. The garden is a good size with a sunny aspect and seating areas, lawn, and is planted with a variety of trees, shrubs and flowers. There is ample scope to make it your own private space.

Useful Information

Energy Efficiency Rating E
Council Tax Band D
Mostly uPVC Double Glazing

Oil Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions

East Stour is a small, historic village in Dorset, about two miles south of Gillingham, set within the rolling countryside of the Blackmore Vale beside the River Stour. It retains a peaceful, rural character with a close-knit community and a mix of traditional stone cottages and farmhouses.

The village has a well-equipped village hall that hosts local events and activities, two welcoming pubs, a farm shop with a restaurant, a garage, and a few small businesses serving residents. Christ Church, built in the 1840s in a neo-Norman style, stands at the centre of village life. Surrounded by scenic walking routes and views towards Duncliffe Hill, East Stour combines rural charm with convenience, being only a short distance from Gillingham's wider range of shops, services, and rail connections.

Postcode - SP8 5JY
What3words - ///lime.listening.chart

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