

Cross Roads Gillingham

Guide Price
£470,000

A well-proportioned detached chalet bungalow, quietly positioned at the end of a small cul-de-sac on the edge of Bourton, enjoying a pleasant outlook towards open countryside. The setting provides a real sense of space and calm, while still being within comfortable walking distance of local amenities and the doctor's surgery, offering an excellent balance of peaceful surroundings and everyday convenience.

Having been in the same ownership for around 30 years, the home has clearly been well cared for and thoughtfully maintained, creating a property that feels both established and welcoming. Over time, improvements have been made to enhance practicality, including the creation of a generous driveway providing ample off-road parking — a valuable addition in such a desirable location.

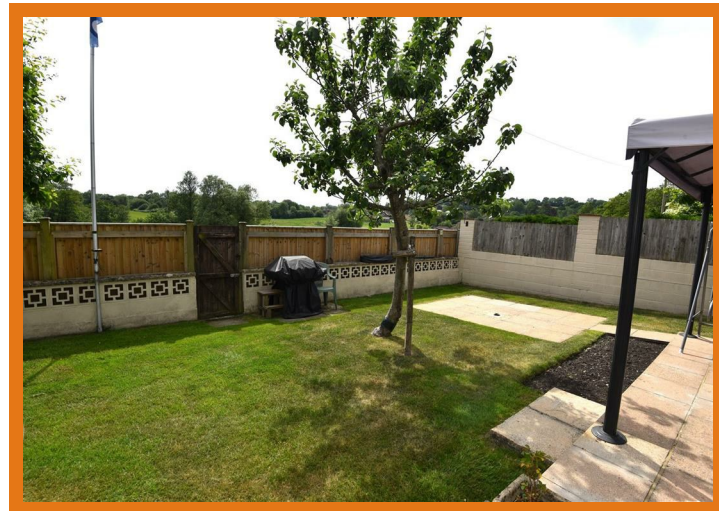
The layout offers flexible and adaptable accommodation arranged over two floors, with three bedrooms and three reception areas that can be used to suit a variety of lifestyles. Whether seeking predominantly ground floor living with additional space for guests, downsizing from a larger property without compromising on comfort, or looking for a family home in a quiet and safe environment, the property provides excellent versatility. The generous proportions throughout create a sense of light and space, while the overall layout allows rooms to flow naturally for both everyday living and entertaining.

A particular feature is the wholly owned solar panels, offering improved energy efficiency and long-term cost benefits — an increasingly important consideration for modern buyers. Outside, the private south-westerly facing garden has been designed for ease of maintenance while still providing attractive and usable outdoor space. With patio areas for seating, raised fish pond and a greenhouse, it is well suited to keen gardeners or those simply looking to enjoy the sunshine throughout the day in a private and enclosed setting.

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive	



Accommodation

Inside

The property is entered via a porch into a welcoming hallway that provides access to the principal ground floor rooms.

The spacious sitting room is a standout feature, offering excellent proportions and a pleasant outlook towards the rear garden, with sliding doors leading through to the conservatory. The conservatory provides a bright and versatile additional reception space, ideal for relaxing and enjoying views over the garden.

There is a separate dining room positioned conveniently between the sitting room and kitchen, creating a natural flow for entertaining and everyday living.

The traditional kitchen is fitted with wood units and laminate worktops, with an eye-level oven and windows to both the side and rear allowing for plenty of natural light. The kitchen provides access to the main entrance and

connects easily with the dining area.

Also on the ground floor is a bedroom and cloakroom, offering flexibility for guests or those seeking predominantly ground floor accommodation.

Upstairs, there are two further bedrooms, including a particularly generous main bedroom with built-in storage. The family bathroom is well appointed, featuring both a bath and separate shower.

Outside

To the front, a driveway created by the current owners provides ample off-road parking and leads to the garage.

The rear garden enjoys a south-westerly aspect and is private and enclosed, backing towards open countryside. Designed to be low maintenance, it features patio seating areas, lawn, raised fish pond with gold fish in and a greenhouse. A gate provides access towards the adjoining field, enhancing the feeling of space and connection to the surrounding landscape.

Important Information

Heating: Oil Fired Central Heating
 Tenure: Freehold
 Drainage: Mains
 Windows: uPVC
 Council Tax: D
 EPC Rating: D
 Vendors need to find an onward purchase

Location and Direction

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 5DD
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