



Total area: approx. 107.4 sq. metres (1155.6 sq. feet)

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Mill Lane  
Bourton

Offers In Excess Of  
£400,000

A delightful well maintained detached bungalow offering bright and roomy accommodation with three generously sized bedrooms. The bungalow enjoys a quiet lane side position in the popular village of Bourton. The property lies close to the village centre, which caters well for everyday essentials with a shop attached to the petrol station, public house that serves food, highly rated primary school and church. Further facilities will be found five miles away in Gillingham where there is a mainline train station. We believe that the bungalow was built in the 1940s and has been a much loved and enjoyed home to our sellers for the last eight years. During this time it has been exceedingly well kept and has benefitted from new kitchen units and some built in appliances, the bathroom suite has been replaced with a stylish contemporary suite and a new oil fired central heating boiler has been installed as well as new radiators. The hot water cylinder has also been moved to the loft space and new flooring laid to the majority of the rooms. A further reception room has been created to provide a study as well as a cabin installed in the garden that has power and offers itself as a great work from home space. The property also benefits from uPVC double glazing and there is scope to develop the loft space, subject to the necessary permissions. An early viewing is strongly recommended to avoid missing out on the opportunity of purchasing this lovely village home.

In brief, the inside accommodation consists of large versatile conservatory, utility room and kitchen with some built in appliances and door to the hall. There is a bright sitting room with fireplace, study with double doors out to the garden and bathroom fitted with a modern suite. In addition, there are three good sized bedrooms. Outside, there is driveway parking for about three cars, garage and rear garden with office, whilst to the front there is an alfresco entertainment area.

Energy Efficiency Rating D - Council Tax Band E - Freehold - Mains Drainage



## ACCOMMODATION

### Inside

#### Conservatory/Dining/Family Room

Glazed door opens to the conservatory. Of Upvc double glazed construction with dwarf wall. Windows overlooking the alfresco dining and seating area. Window to the side. Uplighters. One large radiator. Power points. Luxury Vinyl Tile flooring. In February this year, Green Space installed a high-quality aluminium insulated roof to the conservatory, transforming it into a comfortable, light-filled space suitable for all seasons. Obscured glazed door into the:-

#### Utility Room

Two windows overlooking the drive to the front. Recessed ceiling lights. Coat hooks. Power points. Fitted with wood effect work surfaces, tiled splash back and floor cupboards under. Space and plumbing for a washing machine. Oil fired central heating boiler. Wood effect vinyl flooring. White panelled door into the:-

#### Kitchen

Window to the side. Recessed ceiling lights. Upright radiator. Power points. Fitted with a range of soft closing Shaker style kitchen units consisting of floor cupboards with corner carousels, separate drawer unit with cutlery and deep pan drawer, pull out bin drawer and eye level cupboards. Housing for an American style fridge/freezer with storage over and pull out larder racks to either side. Generous amount of wood effect work surfaces and tiled splash back plus stainless steel sink and drainer with swan neck mixer tap. Two side by side built in electric ovens and five plate induction hob with extractor hood over. Integrated dishwasher. Wood effect flooring. White panelled door opening to the:-

#### Hall

Ceiling light. Coved. White panelled doors to all rooms.

#### Sitting Room

Boasting a double aspect with window to the side and bay window overlooking the rear garden. Ceiling light. Coved. Upright radiator. Power points. Television connection. Fireplace with timber surround, slate hearth and wood burning stove.

#### Study

Double doors leading out to the rear garden. Ceiling light. Coved. Radiator. Power points.

#### Bedroom One

Bay window overlooking the garden to the rear. Ceiling light. Coved. Radiator. Power points. Built in cupboard with shelves.

#### Bedroom Two

Window overlooking the side garden. Ceiling light. Coved. Radiator. Power points.

#### Bedroom Three

Window into the conservatory to the front aspect. Ceiling light. Coved. Radiator. Power points.

#### Bathroom

Obscured glazed window into the conservatory. Recessed ceiling lights. Extractor fan. Heated towel rail. Fitted with a modern suite consisting of deep bath with mixer tap and digital power shower over with choice of shower head plus full height tiling to the surrounding walls, vanity style wash hand basin and low level WC with dual flush facility. Slate effect vinyl flooring.

### Outside

#### Garage and Parking

5.26m" x 5.33m" (17'3" x 17'6")

The bungalow is approached from the lane via double timber gates onto a L shaped drive with one part leading to the garage and the other leading to parking in front of the bungalow. The garage has double timbers door opening outwards. Windows to the rear and side. Personal door to the side. Light and power.

#### Gardens

The property sits in the middle of its grounds with a good sized paved seating/dining area, which lies to the front of the conservatory. There is also a timber pergola to one end. Along one side of the property there is a lawn which opens to a further lawn. There are flower beds and a variety of fruit trees including apple and plum and a grape vine. The oil tank is located to the back of the garage where there is additional storage. The garden enjoys a good degree of sunshine and privacy and has the benefit of an office, which is insulated and fitted with power - a great work from home space - 2.44m x 2.44m - 8' x 8' .

### Directions

#### From Gillingham

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout go straight over. Take a turning left - just before Milton Lodge heading to Silton. At the T junction turn left and proceed through the village passing the garage. Take a turning right into Mill Lane. The property is located on the right hand side just after the turning into Mill Rise. Postcode SP8 5DA



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.