

A two-story house with a light-colored stone facade and a grey tiled roof. The house has a central entrance with a dark door and a small porch. There are several windows with white frames. The house is surrounded by a gravel driveway and a wooden fence. The sky is blue with some clouds.

Symonds
& Sampson

Sandilands House

Back Street, East Stour, Gillingham, Dorset

Sandilands House

Back Street
East Stour
Gillingham
Dorset SP8 5JY

A brand new detached stone house completed in 2025 with four bedrooms in the middle of the village close to the park and a short distance to Gillingham.



- Family home completed in 2025
- 18' sitting room with French doors to garden
 - Kitchen/dining room
- Underfloor heating on ground floor
- Master bedroom with ensuite bathroom
- Three further double bedrooms & bathroom
 - Private south facing rear garden
 - Driveway with ample parking
- Air source heat pump and EV charging point
 - No onward chain

Guide Price £495,000

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE DWELLING

Sandilands House is a detached four bedroom house built in 2025 by well known and respected local Dorset firm Acorn Builders. It is of stone construction with brick quoins under a pitched slate roof and offers well laid out family accommodation. The sitting room and kitchen / dining room both have French doors to the south facing terrace, with the kitchen having an extensive range of AEG appliances. On the first floor there are four good sized bedrooms and a family bathroom, along with an ensuite to bedroom one. There is underfloor heating on the ground floor. The house will have the benefit of an Advantage build warranty.

ACCOMMODATION

See floorplan: Ground floor - Kitchen / dining room, sitting room, cloakroom.

First floor - Four double bedrooms, one with ensuite and a family bathroom.

OUTSIDE

The property is approached from the road on to a tarmac drive with EV charging point and parking and turning for two cars. To the rear is a south-facing rear garden and extensive patio area. The garden elegantly wraps around the west side of the house and includes a gravelled storage area to the east.

SITUATION

East Stour has two pubs, a farm shop, coffee shop and restaurant and active community. The area is surrounded by the beautiful, gently rolling countryside of the Blackmore Vale. The North Dorset town of Gillingham is about 2 miles away and has a full range of everyday shops and services including Waitrose and mainline railway to London Waterloo. The A30, gives access to Shaftesbury, Sherborne and Salisbury and is about half a mile away. The A303 is just to the north of Gillingham and the excellent road links provide good access to Yeovil and the south coast. The area is well known for its abundance of excellent state and private schools and some excellent walking and riding countryside.

DIRECTIONS

what3words ///wages.duo.protected

SERVICES

Mains water, electricity and drainage are connected to the property. Air source heat pump.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: TBC

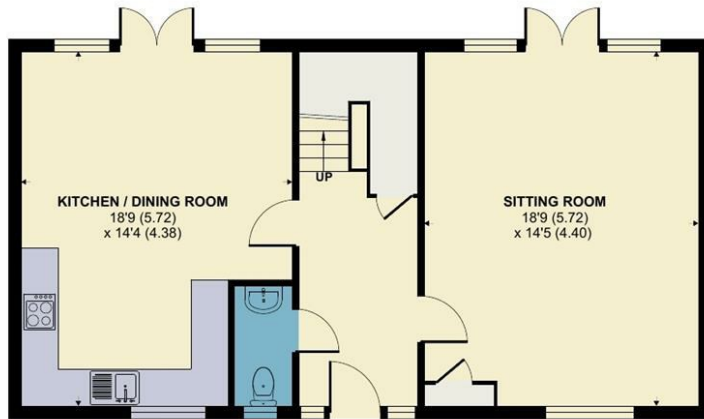




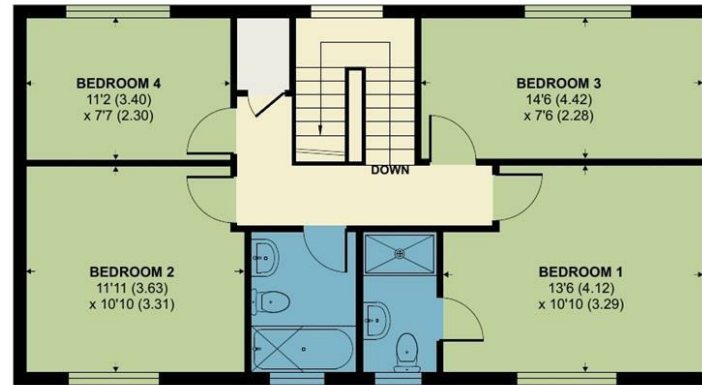
Back Street, East Stour, Gillingham

Approximate Area = 1346 sq ft / 125 sq m

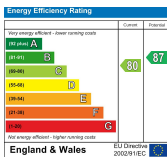
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1340533



GWB August 2025 revised September & October 2025



01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT