Morton • New

selling and letting properties



Manor Farm Gate
West Stour

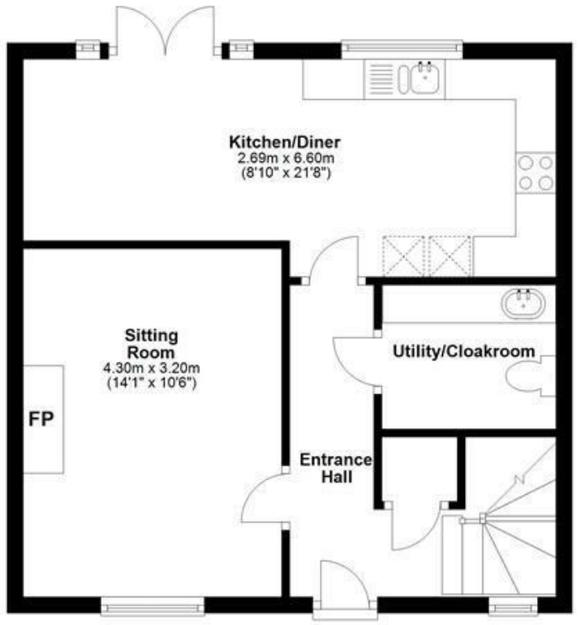
Asking Price
£335,000

A beautifully presented three bedroom end of terrace house situated in the popular village of West Stour, conveniently positioned between Sherborne and Shaftesbury and within walking distance of the village pub. The property enjoys lovely countryside views and is presented to a high standard throughout.

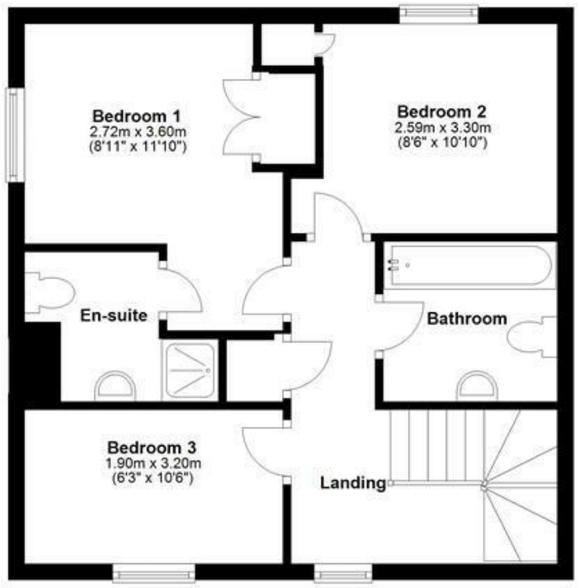
Having been a much loved home for the past three years, the property has been thoughtfully improved throughout, with a newly landscaped garden, new carpets, a modernised family bathroom and en-suite and a newly fitted log burner. On the ground floor there is an entrance hall, a generous sitting room with an inset woodburner, a kitchen diner with double doors leading out to the rear garden and a useful utility/cloakroom. On the first floor there are three bedrooms, the principal benefitting from an en-suite shower room and built-in wardrobe space, together with a family bathroom.

Outside, the rear garden has been recently landscaped and enjoys a westerly aspect, with a patio area, a pagoda, mature shrubs and raised beds. There is a carport, a garage and off road parking for at least three cars.

Ground Floor
Approx. 43.9 sq. metres (472.0 sq. feet)



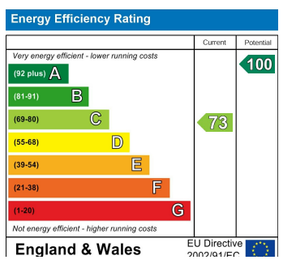
First Floor
Approx. 43.5 sq. metres (468.8 sq. feet)



Total area: approx. 87.4 sq. metres (940.8 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

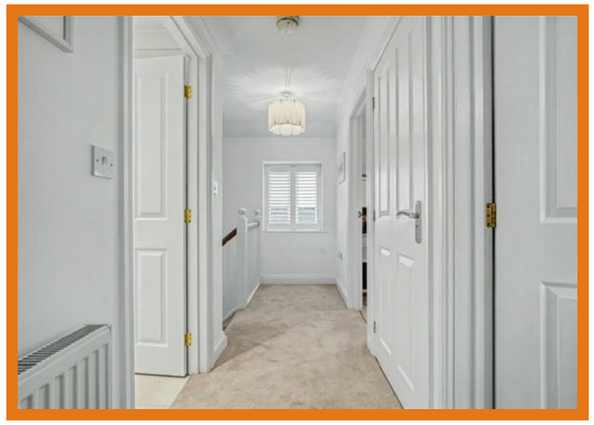
t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

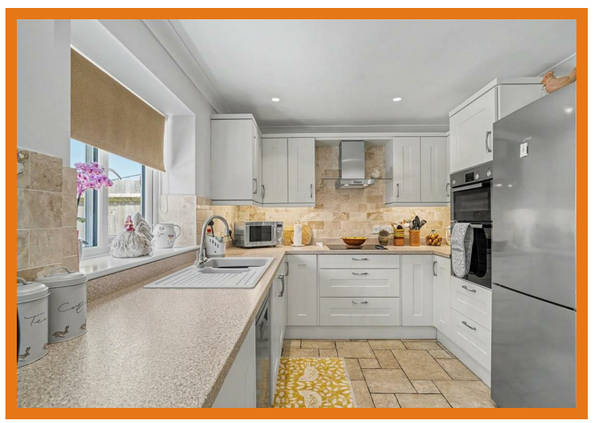


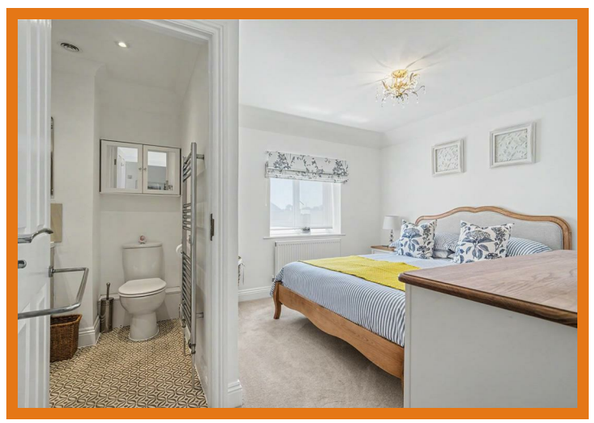












The Property

Inside
Ground Floor
The front door opens into the entrance hall with stairs rising to the first floor and doors leading off to the ground floor rooms. A generous and well proportioned sitting room features an inset woodburner as a focal point. Traditional in style, the kitchen diner is fitted with a range of wood floor and eye-level cupboards, laminate worksurfaces, ceramic tiled floor and an integrated dishwasher, together with space for a fridge freezer. Windows and double doors lead directly out to the rear garden, providing plenty of space for dining and entertaining. A useful utility/cloakroom with space for a washing machine completes the accommodation on this level.

First Floor
Stairs rise to the landing, giving access to all three bedrooms and the family bathroom. The principal bedroom is a well proportioned double benefitting from built-in wardrobe space and a modernised en-suite shower room. Bedroom two is also a well proportioned double with a useful built-in cupboard, while bedroom three is a further well proportioned room. The modernised family bathroom serves the remaining bedrooms.

Outside
Garden
Fully enclosed and enjoying a westerly aspect, the rear garden has been beautifully landscaped and offers a lovely private outdoor space. A patio area sits to the rear of the property, with a pagoda, mature shrubs, raised beds and a log store completing the plot.

Parking
A carport and garage are available, together with off road parking for at least three cars.

Useful Information

Energy Efficiency Rating C
Rent Charge of £55 per month to a private management company which covers communal areas and the sewage treatment plant.
Council Tax Band C
Oil Fired Central Heating
Sewage Treatment Plant
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

Location and Directions

West Stour is a charming Dorset village set in the heart of the Blackmore Vale, offering a peaceful rural lifestyle with a popular country pub, village hall, petrol station with convenience shop and café. The market towns of Gillingham and Shaftesbury are just a short drive away, providing a wide range of shopping, dining and leisure facilities, while Gillingham's mainline railway station and the nearby A303 offer excellent connections to London and the South West.

Postcode SP8 5RW

What3words
///obviously.yarn.stealthier

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 firms employment has the authority to make or give any representation or warranty in respect of the property.