



**EAST BARN WEST BOURTON ROAD,
BOURTON, GILLINGHAM, SP8 5PQ**

**£525,000
FREEHOLD**

An architect-designed four-bedroom barn-style residence with exceptionally low running costs, set within a small and exclusive courtyard development. The property is conveniently located close to an Ofsted-rated "Outstanding" primary school and the bus stop for Gillingham Secondary School. It also benefits from a private rear garden enjoying views over adjoining fields.



EAST BARN WEST BOURTON



DESCRIPTION

An architect-designed contemporary barn-style residence, set well back from the road within an attractive and exclusive courtyard development in this highly regarded North Dorset village.

The property is approached via a shared tarmac and limestone gravel driveway off West Bourton Road, providing ample parking and access to the open-fronted double Cart Barn-style garage.

The accommodation is exceptionally light, spacious and beautifully presented by the current owners. The well-planned layout comprises an entrance hall with staircase to the first floor and doors leading to the principal reception rooms and cloakroom. The generous sitting room flows seamlessly into a delightful garden room featuring a vaulted ceiling, exposed timberwork and French doors opening onto the garden. There is also a separate dining room and an extensively fitted kitchen/breakfast room with access to a useful utility room, which in turn leads outside.

On the first floor, the landing provides access to all bedrooms. The principal and guest bedrooms both benefit from en-suite facilities, while two further bedrooms are served by a family bathroom.

OUTSIDE

East Barn enjoys a private plot with gardens of an excellent size, comprising a paved terrace, lawns, mature trees and shrubs, together with three wildlife ponds. The gardens enjoy attractive views over the adjoining fields to the rear.

ENVIRONMENTAL BENEFITS

This exceptionally well-insulated home is highly energy efficient, achieving an EPC rating towards the upper end of Band C. It benefits from a 3.6kW solar PV array comprising 17 panels, an iBoost system that diverts surplus generated electricity to provide hot water, and more than 2 cubic metres of rainwater storage for garden irrigation and topping up the ponds within the award-winning wildlife garden.

Solar PV System

The 3.6kW solar panel array was professionally installed on 14th July 2011 by Save Energy and forms part of the property's freehold.

The index-linked, tax-exempt Feed-in Tariff has approximately ten years remaining. At the current rate of 78 pence per unit generated, the system produced an income of around £2,900 over the past year, exceeding the property's utility costs during the same period.

The supplementary iBoost system automatically utilises surplus solar-generated electricity to power the immersion heater, providing virtually cost-free hot water throughout the summer months and beyond.

RAINWATER HARVESTING

Rainwater collected from the roof is stored in two 1 cubic metre holding tanks together with several water butts. A network of pipes distributes the stored water for garden irrigation and supplies two of the garden's ponds, enhancing both sustainability and the property's award-winning wildlife habitat.

LOCATION:

The sought after village of Bourton marks the northern most point of Dorset, and has an active community with a Parish Church, a village store including a Post Office/Petrol Station, Public House, Primary School, and a bus service to Gillingham Secondary School. Bourton is within easy driving distance of several small market towns including Wincanton, Gillingham, and Bruton. The village lies on the River Stour, bordering Somerset and Wiltshire with an 'outstanding' Ofsted report for the local primary school.

ADDITIONAL INFORMATION

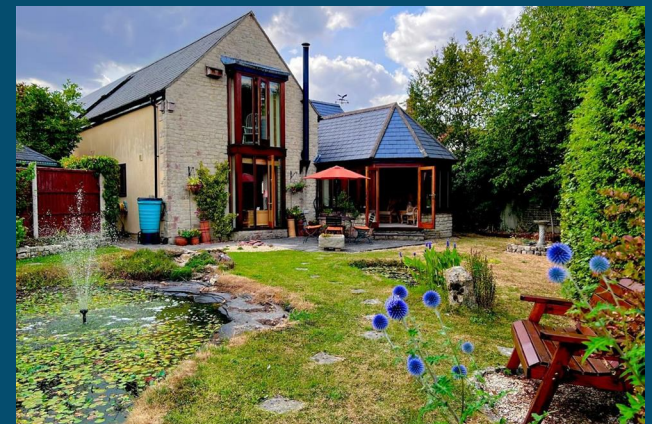
Services: Mains Water, Electricity & Drainage. LPG central heating.

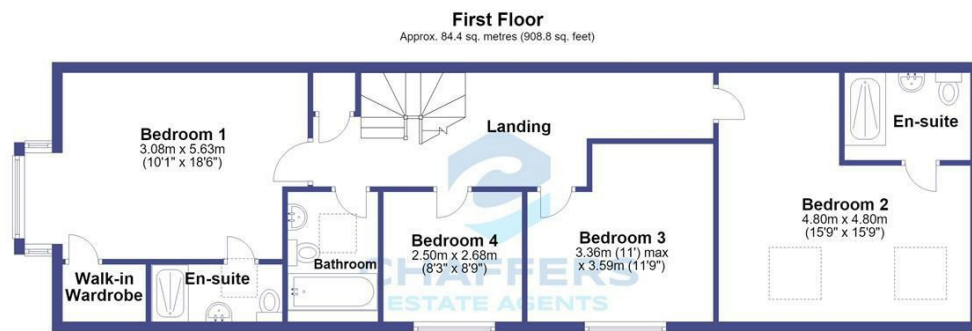
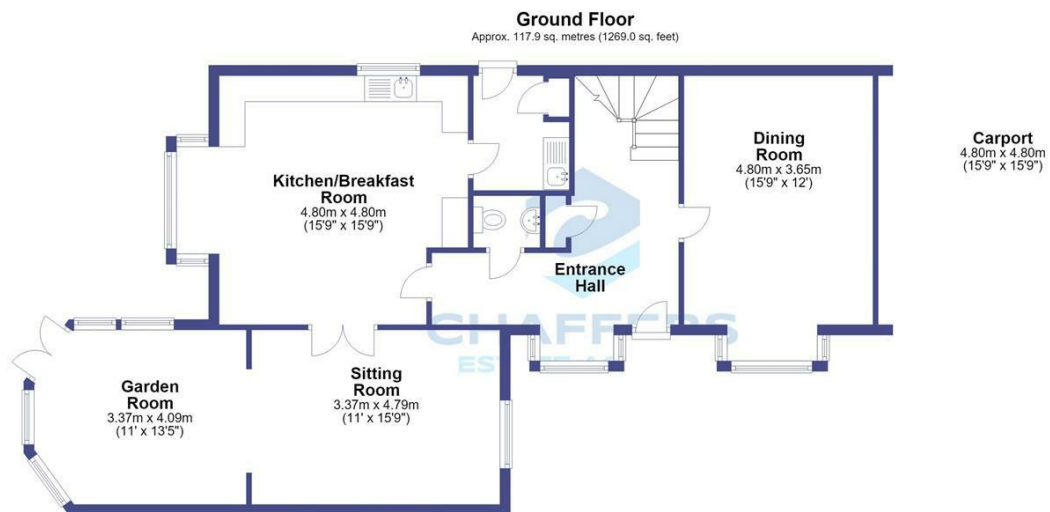
Council Authority: Dorset Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

EAST BARN WEST BOURTON





Total area: approx. 202.3 sq. metres (2177.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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