



  
**MORTON NEW**  
COUNTRY PROPERTIES

## Church Street, Gillingham

An individually designed and built detached chalet bungalow, sitting within its own generous plot on the edge of the popular Dorset village of West Stour. Having been the much loved home of the original owners since 1997, this is a truly unique property with generous accommodation across two floors and far reaching views over the surrounding open countryside. West Stour is a charming and peaceful village set within the Blackmore Vale, with the well regarded Ship Inn just a short walk from the property. The larger towns of Shaftesbury and Gillingham both within easy reach, with the mainline railway station at Gillingham providing direct services to London Waterloo.

The accommodation extends to approximately 274 sqm/2,950 square feet across two floors [including the garages]. The ground floor living area comprises a double-height sitting room, dining room and adjoining conservatory, kitchen and utility room; along with two bedrooms and a family bathroom, and a dressing/sitting room with ensuite shower room and WC for the master bedroom on the mezzanine directly above. Also on the first floor, are two further bedrooms, a family bathroom and an open mezzanine area looking over the double-height sitting room. The property is offered for sale with no onward chain.

Set within a large and private plot backing directly onto the village church to the east and open countryside to the west, the garden features an enclosed south-facing courtyard opening onto sweeping lawns with specimen magnolias, a wide variety of trees and mature shrubs. Two garages, one integral and one detached, sit within the plot alongside a generous driveway with parking for multiple vehicles.





## The Property

### Inside

#### Ground Floor

A spacious entrance hall leads through to the principal ground floor rooms. One of the highlights of the property is the stunning sitting room, enjoying soaring double height ceilings with a mezzanine area above and floor to ceiling windows flooding the room with natural light and framing the wonderful views over the garden and surrounding countryside. A double-sided wood burner set into the chimney breast between the sitting room and dining room creates a wonderfully warm and characterful focal point. The well-proportioned dining room is ideal for entertaining, with the conservatory beyond providing a wonderful additional reception area with views over the garden and double doors opening directly outside, creating a seamless flow between the indoor and outdoor space.

The dressing/sitting room (to the main bedroom above) provides a comfortable and more intimate everyday space, and the two other bedrooms and family bathroom at this level, offer flexibility for those who work from home or need additional reception space.

#### First Floor

The first floor is accessed via two staircases, with one rising to a generous mezzanine looking over the sitting room, used as a study area by the original owners.

Three well-proportioned bedrooms are found on the first floor, all benefiting from plenty of built-in storage and enjoying lovely views over the surrounding countryside and garden below. A family bathroom serves the first floor accommodation.

### Outside

#### Garden

#### Garden

The plot is a real highlight of this property, with a large and private garden surrounding the home on all sides and backing directly onto open countryside, affording a wonderful sense of space, privacy and rural tranquillity. Sweeping areas of lawn are complemented by a patio seating area, surrounded by mature trees including an array of specimen magnolias, well established shrubs and planting throughout. With open views in several directions and no near neighbours overlooking, this is an outstanding outdoor space that can be enjoyed throughout the seasons.

#### Garage & Parking

A generous driveway to the front of the property provides parking for multiple vehicles. Two garages sit within the plot, one integral to the house and one detached, providing excellent storage and/or workshop space.

### Useful Information

Energy Efficiency Rating E

Council Tax Band G

Electric Underfloor Heating on the Ground Floor

Electric Convection Heaters on the First Floor

Whole House Ventilation and Heat Recovery System

Septic Tank with Soakaway/Drainage Field

Powder Coating Aluminium Double Glazing

Freehold

No Onward Chain

### Location and Directions

West Stour is a small and unspoilt Dorset village nestled within the beautiful Blackmore Vale countryside, offering a wonderfully quiet and rural setting whilst remaining surprisingly well connected.

The village itself has a strong sense of community and is home to the well regarded Ship Inn, a popular local pub that serves as a focal point for village life.

Shaftesbury is the nearest market town, approximately five miles to the north, and is one of Dorset's most attractive hilltop towns, renowned for the iconic cobbled Gold Hill and its stunning views over the Blackmore Vale. The town offers a good range of independent shops, cafés, restaurants, supermarkets, schooling and everyday amenities, along with a strong sense of history and community.

Gillingham lies a similar distance to the north east and is a thriving market town with a comprehensive range of shops, supermarkets, schools, medical facilities and leisure amenities. Gillingham also benefits from a mainline railway station providing direct services to London Waterloo and the West Country, making it a popular choice for commuters and those looking to travel further afield with ease.

The cathedral cities of Bath and Salisbury and the Georgian town of Sherborne are all within comfortable driving distance, each offering a wider range of cultural, retail and dining options. The A30 and A303 are both within easy reach, providing excellent road connections to London, the South West and beyond, whilst the surrounding Blackmore Vale and Cranborne Chase countryside offers some truly outstanding walking, cycling and riding on the doorstep.

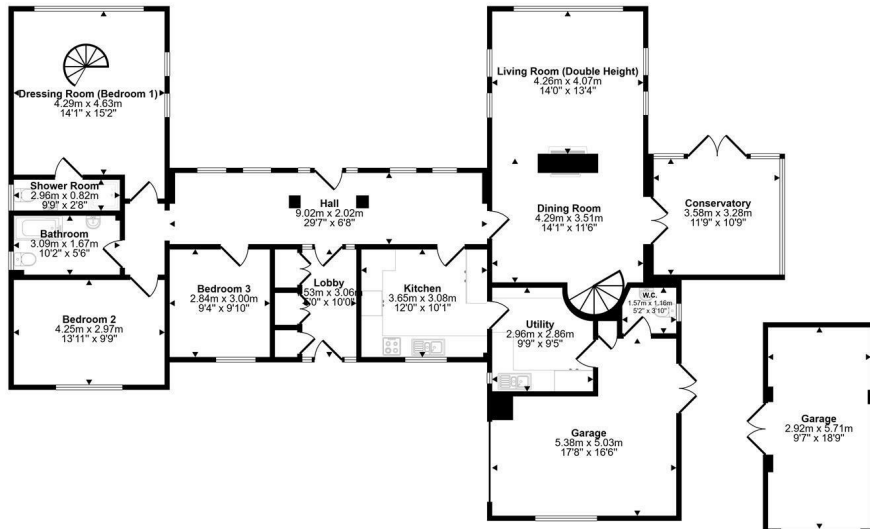
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Approx Gross Internal Area  
321 sq m / 3458 sq ft



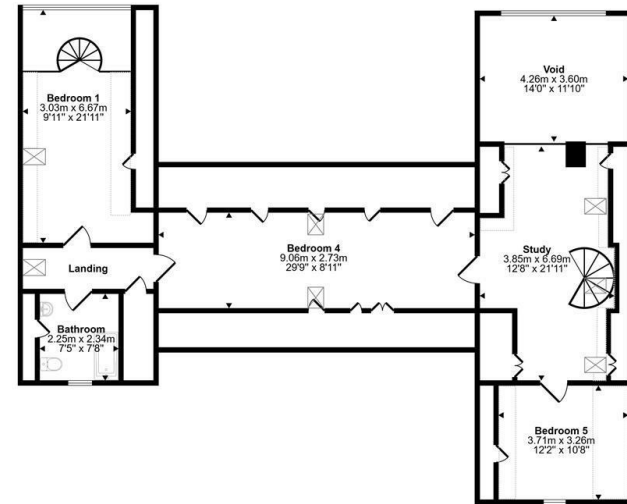
Ground Floor  
Approx 174 sq m / 1874 sq ft

Garage  
Approx 17 sq m / 180 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Denotes head height below 1.5m

Ground Floor  
Approx 174 sq m / 1874 sq ft



First Floor  
Approx 130 sq m / 1404 sq ft

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