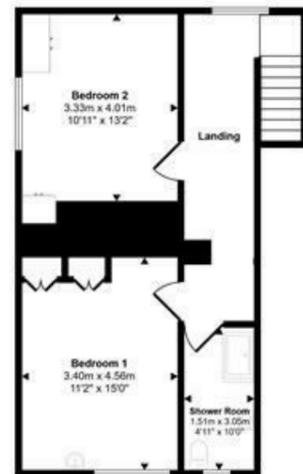




Ground Floor
Approx 88 sq m / 945 sq ft



First Floor
Approx 52 sq m / 559 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.



Back Street East Stour

Guide Price
£250,000

A Characterful Stone Cottage with Space, Potential and Village Charm:

Set in the heart of a popular village, this handsome mid-terraced stone cottage offers an impressive 1,500 sq ft/140 sq m of living space and an exciting opportunity for someone to shape a delightful period home to their own style. Full of character, warmth and possibility, it is a property with the rare combination of generous proportions, village convenience and the freedom to modernise at your leisure.

The welcoming sitting room is filled with natural light from its traditional style sash window, while the large open fireplace with its beautiful stone surround creates an atmospheric focal point that perfectly complements the cottage's heritage. Beyond this lies a wonderfully versatile dining room, generous in size and easily accommodating a dedicated study area or reading nook — ideal for today's lifestyles. The kitchen, positioned to the rear, provides excellent scope for reimagining the layout and finishing it to your own taste, whether you dream of a contemporary redesign or a cottage-inspired scheme. Upstairs, the theme of space continues with two particularly roomy double bedrooms, each with fitted wardrobes. A modern shower room adds comfort and convenience, and gentle countryside views from the upper level offer a daily reminder of the peaceful setting.

Outside, the cottage continues to impress. There is parking for two cars, a valuable asset in a village location, along with a private courtyard garden complete with a useful store room. To the front, the garden offers wonderful potential to create a charming approach — perhaps with cottage planting, a quiet seating spot, or a colourful border to enhance the kerb appeal. With no onward chain, the next chapter for this home can begin without delay. With heart, history and a wealth of potential — this is a truly inviting place to put down roots.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|--------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 52 | 70 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive | |

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The Property

Accommodation

Inside

Ground Floor
At the front of the house there is a useful porch with a practical tiled floor. A further door opens into the entrance hall where stairs rise to the first floor, an arch opens to the dining room and a square opening leads into the sitting room. The sitting room is impressively spacious with a sash window overlooking the front garden and a large open stone fireplace with a timber mantelpiece and an arched recess to one side that is fitted with shelves.

The dining room is also a well proportioned room with a window to the side and a recess beneath the stairs that could be adapted as a study area. From the dining room a door opens into a good sized kitchen.

The kitchen is fitted with a range of units consisting of floor cupboards, separate drawer unit and eye level cupboards and cabinets plus shelves. There is a good amount of work surfaces with a tiled splash back and a stainless steel sink with double drainer and swan neck mixer tap. There's space for a fridge/freezer and slot in cooker plus plumbing for a washing machine. For practicality, the floor is laid in a tile effect vinyl.

A door opens into a utility/lean to where there is

access to a large cloakroom.

First Floor

Stairs rise to a spacious galleried landing with a window to the rear that enjoys a rural outlook. Also on this level are two spacious double bedrooms, both with fitted wardrobes and the main bedroom has a wash hand basin. In addition, you will find a well proportioned shower room.

Outside

Parking and Gardens

At the back of the cottage there is a paved courtyard with access to the store room. The parking is also located at the back - from the courtyard there is an opening. To the right of the garages, you will find two parking spaces for the property.

The main garden lies to the front of the house where a timber gate from the road opens to steps that lead down. Here there is a paved area with space for bins and there is a useful garden shed. The garden is a good size with a sunny aspect and seating areas, lawn, and is planted with a variety of trees, shrubs and flowers. There is ample scope to make it your own private space.

Useful Information

Energy Efficiency Rating E
Council Tax Band D
Mostly uPVC Double Glazing

Oil Fired Central Heating
Mains Drainage
Freehold

No Onward Chain

Location and Directions

East Stour is a small, historic village in Dorset, about two miles south of Gillingham, set within the rolling countryside of the Blackmore Vale beside the River Stour. It retains a peaceful, rural character with a close-knit community and a mix of traditional stone cottages and farmhouses.

The village has a well-equipped village hall that hosts local events and activities, two welcoming pubs, a farm shop with a restaurant, a garage, and a few small businesses serving residents. Christ Church, built in the 1840s in a neo-Norman style, stands at the centre of village life. Surrounded by scenic walking routes and views towards Duncliffe Hill, East Stour combines rural charm with convenience, being only a short distance from Gillingham's wider range of shops, services, and rail connections.

Postcode - SP8 5JY
What3words - ///lime.listening.chart

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.