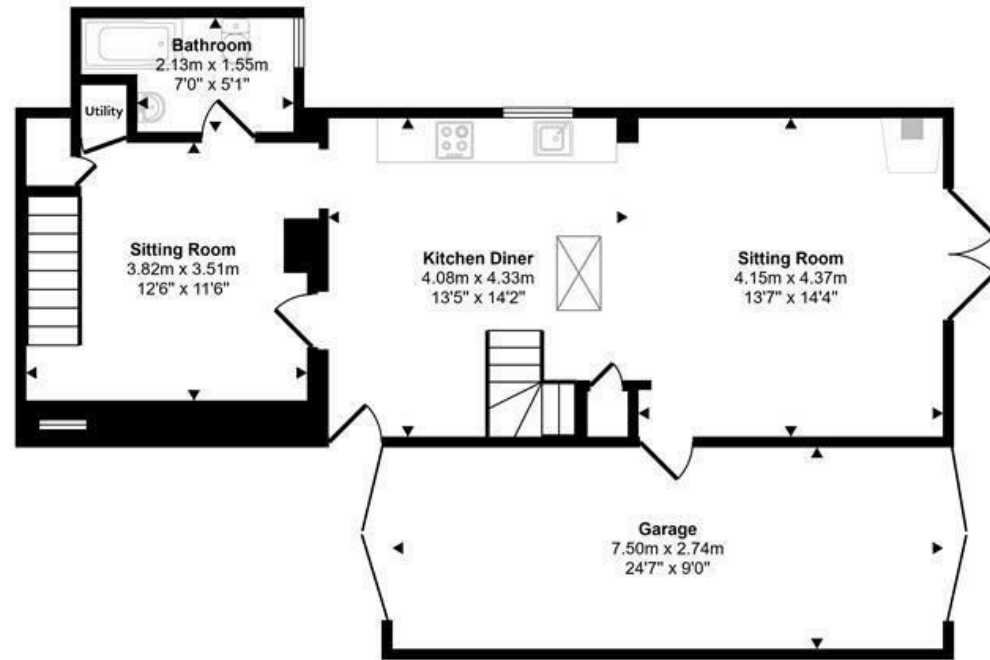
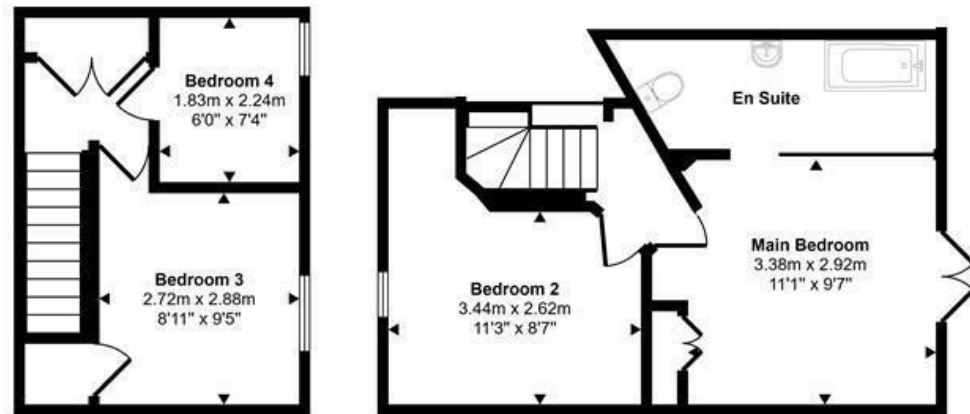




Approx Gross Internal Area  
134 sq m / 1443 sq ft



Ground Floor  
Approx 80 sq m / 861 sq ft



First Floor  
Approx 54 sq m / 582 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 Made Snappy 360.



Cross Roads  
East Stour

Guide Price  
£360,000

A beautifully presented four bedroom semi-detached stone cottage, full of character throughout, situated in the heart of the popular rural village of East Stour. The village has a real sense of community, with a church, local farm shop and café and two pubs all close by.

Having been a much loved home for the last nine years, the cottage has been redecorated throughout and the original cottage features beautifully restored, including exposed ceiling beams and stone walls. The current owners have also installed a brick BBQ and pizza oven. The accommodation is flexible, comprising an open plan kitchen, dining and sitting room with a vaulted ceiling, woodburner and double doors leading out to the garden. A second reception room provides further flexibility, equally suited as a sitting room, dining room or playroom. There are two staircases leading to four bedrooms in total, the main bedroom benefitting from a large en-suite and built in wardrobe space, and bedroom three also with built in wardrobe space. The family bathroom serves the remaining bedrooms and is situated on the ground floor.

Outside, the beautiful mature garden enjoys a south facing aspect and is private and enclosed, with a patio area beneath a pergola and well stocked shrub and flower beds bordering the lawn. A further sunny patio sits at the end of the garden. There is gravelled parking for one car and a garage.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



## The Property

### Inside

#### Ground Floor

The cottage retains a wealth of original features throughout, with exposed ceiling beams and stone walls creating a wonderfully characterful feel. The open plan kitchen, dining and sitting room has a vaulted ceiling, solid wood bespoke units with wood worksurfaces, a woodburner and double doors leading out to the garden, making it a lovely space for everyday family life and entertaining alike. A second reception room offers flexible use, equally suited as a further sitting room, dining room or playroom. A family bathroom completes the accommodation on this level.

#### First Floor

Two separate staircases lead to four bedrooms in total. The main bedroom benefits from a large ensuite and built in wardrobe space, and bedroom three also has built in wardrobe space. Bedrooms two and four are further well proportioned

rooms, with the latter currently being used as a study.

### Outside

#### Garden

The garden enjoys a south facing aspect and is private and enclosed, full of shrubs and trees. A patio area beneath a pergola sits to the rear of the cottage, with well stocked shrub and flower beds bordering the lawn. A further sunny patio at the end of the garden, next to the bbq and pizza oven, enjoys lovely views over the surrounding countryside.

#### Parking

Gravelled parking for one car is available, leading to a garage with doors to the front and rear.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band C  
Oil Fired Central Heating  
Cottage Style Windows  
Mains Drainage  
Freehold  
Vendors will need to find onward purchase

### Location and Directions

East Stour is a sought after North Dorset village, offering an attractive rural setting with a strong sense of community. The village benefits from a parish church and access to surrounding countryside, ideal for walking and outdoor pursuits, while a wider range of amenities can be found in nearby Gillingham and Shaftesbury, including supermarkets, shops, schools and leisure facilities. The area is well connected, with Gillingham providing mainline rail services to London Waterloo and convenient access to the A30 and A303 for travel further afield.

Postcode SP8 5LW

What3words

///leotard.entrusted.canine

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.