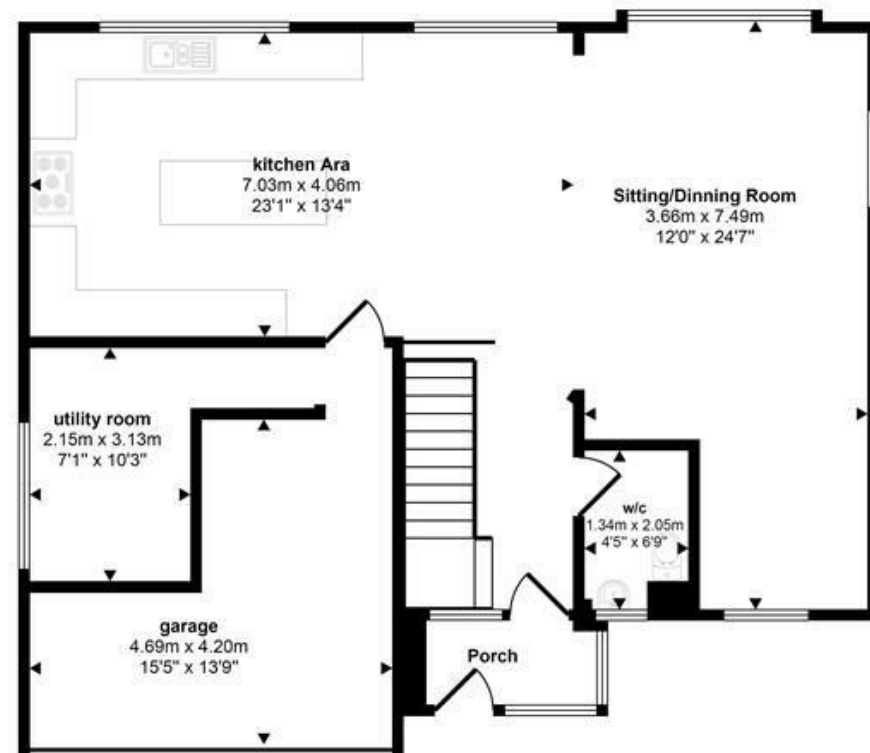


Lower Ground Floor  
Approx 74 sq m / 799 sq ft



Ground Floor  
Approx 93 sq m / 1001 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.

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



## Mill Rise Bourton

Guide Price  
£475,000

A Contemporary Family Home with Space, Light, and Countryside Views:-

Enjoying a quiet location in an elevated position, this detached home offers a contemporary twist on family living, designed to make the most of its stunning countryside surroundings. The ground floor is a bright, open-plan space where modern living meets everyday practicality. Sunlight pours in through large windows, and the kitchen with granite work surfaces and soft-close units, flows seamlessly into a spacious living area perfect for family breakfasts, homework sessions, or relaxed evenings together. A utility room adds extra convenience and could easily be converted back into a garage, while a cloakroom completes the practical side of life. Downstairs, the property cleverly separates the sleeping quarters, giving a real sense of calm and privacy. Three double bedrooms—including a stylish en-suite—sit alongside a shower room and a study or potential fourth bedroom, ideal as a playroom, office, or guest space. This thoughtful layout allows parents and children to coexist comfortably, providing room to relax, work, or play without disturbance.

Outside, a landscaped garden is perfect for family life, from safe space for children and pets to enjoy, to summer barbecues and quiet moments soaking in the views. A driveway for two cars and a garage offer practicality alongside the charm of country living. Situated within easy reach of the village's shops, school, and amenities, yet with breathtaking Dorset and Wiltshire countryside stretching beyond, this home strikes the perfect balance between convenience, comfort, and lifestyle.

With its distinctive split-level layout, flexible spaces, and light-filled interiors, this is a home where modern family life unfolds effortlessly, offering both energy and tranquility in equal measure.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the drive to a useful porch with plenty of room for coats, boots and shoes. A further door opens into the main accommodation where there are stairs leading down to the garden level, opening to the living space and door to the large cloakroom, which is fitted with a WC and wash hand basin, for practical reasons the floor is laid to vinyl.

The main reception area is open plan, offering a spacious contemporary living space with plenty of natural light from the large windows, which also takes in far reaching views over the wonderful Dorset and Wiltshire countryside. There is plenty of room for settees, armchairs and a sizable dining table and chairs that makes this room such a great social area for family gatherings or evenings spent with friends. The wood flooring flows throughout and into the kitchen, adding character and warmth to the room.

The kitchen area is fitted with a range of stylish, soft closing modern units consisting of floor cupboards with corner carousels, two pull out spice racks, separate drawer units with deep pan drawers and cutlery trays. You will find a generous amount of granite work surfaces with a matching upstand and window sill plus an inset ceramic one and a half bowl sink with a swan neck mixer tap. There is also a water softener and filtered water for drinking. The dishwasher and fridge are integrated and there is a range style electric cooker with a splash back and an extractor hood above. The central island provides a breakfast area with storage cupboards beneath and granite work surface with pull out electrical point.

From the kitchen area a door leads to an inner hall with access to the garage and also to the utility area that is fitted with shelves and has plumbing for a washing machine and space for other appliances.

##### Garden Level

On this level you will find the family shower room, which is fitted with a shower cubicle, WC and vanity wash hand basin, and the floor is tiled. In addition, there are three double bedrooms, main bedroom benefits from built in wardrobes and a large en-suite shower room with walk in shower area, WC and two vanity wash hand basins. For practical reasons, the floor is laid to tiles. There is also a further room, which is currently used as a study with double doors leading out to the rear garden and could be used as the fourth bedroom.

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.

## Outside

### Garage and Parking

There is space for two cars on the driveway and plenty of on street parking around the cul de sac. The garage has been partly converted into a useful utility area, this can easily be converted back if so desired. The garage has power, work benches and space to park one car. There is also a cellar that is accessed from the side of the house - it could offer development potential.

### Garden

The garden has been beautifully landscaped and is well stocked with mature flowers and shrubs plus apple trees and a mirabel plum tree. There are two wildlife ponds and an area dedicated to vegetable growing where there is a greenhouse. Immediately to the back of the house there is a paved sun terrace with steps leading down to the garden and path that leads to the side gate and storage area. A further gate opens to the grassy verge that the property also owns. The garden is of a good size, fully enclosed and enjoys good privacy and a sunny aspect.

### Useful information

Energy Efficiency Rating D

Council Tax Band E

uPVC Double Glazed Windows

Oil Fired Central Heating

Mains Drainage

Freehold

### Location and Directions

Bourton, on the Dorset–Somerset–Wiltshire border near Gillingham, is a picturesque village on the River Stour with a rich history, once home to one of Britain's largest water wheels. Despite its rural setting, it offers everyday essentials including two stores, a post office, a pub, a primary school, and a well-equipped village hall. Gillingham, just a short drive away, provides larger shops, leisure facilities, and mainline rail links to London.

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What3words - ///demoted.roofer.laces

