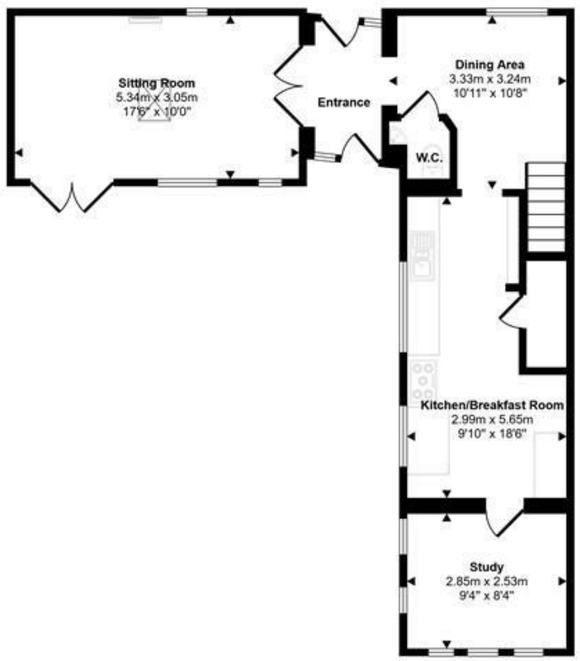
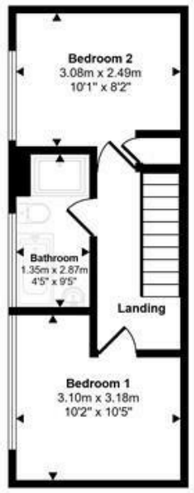
Approx Gross Internal Area
83 sq m / 891 sq ft



Ground Floor
Approx 56 sq m / 598 sq ft

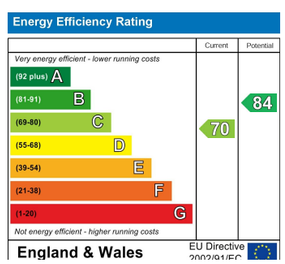


First Floor
Approx 27 sq m / 293 sq ft

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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



Morton • New

selling and letting properties

Brookside
Milborne Port

Asking Price
£365,000

Quietly tucked away in a private cul de sac village setting, this distinctive, award winning 1970s stone built home, offers way more than one might first imagine. Set back from the lane through timber gates, with parking for two vehicles. It sits in a 90ft mature south facing rear garden with brook at the bottom. A versatile stone built workshop/studio with excellent work from home potential.

The house has a rich character. Light filled rooms enjoying sunlight all day. Designed to compliment the garden, brook and shared landscape beyond. With a generous grey limestone patio, for those summer evenings. With is original 1970s spaces, it is a wonderful home that reveals itself gradually - not just a house a discovery ! In the heart of Milborne Port.

The Property

Accommodation

Inside
A contemporary front door opens into a welcoming entrance hall, where glazed doors draw the eye through to the rear feature garden and terrace. Double doors lead into the generously proportioned, double-aspect sitting room with views over the rear garden and limestone-paved terrace, complemented by patio doors and a working log-burning stove providing a cosy winter focal point. An open flow connects seamlessly with the dining room, creating an easy and spacious ground-floor layout overlooking the front garden. The hallway, finished with striking black and white ceramic flooring, leads to a fitted cloakroom WC and stairs rising to the bedrooms and family bathroom. The kitchen/breakfast room forms the heart of the home, enjoying westerly views across the terrace and fitted with soft grey gloss, soft-closing units, generous work surfaces and a breakfast bar, alongside integrated appliances and a capacious coat and shoe cupboard. From here, a door opens to a delightful double-aspect study with tranquil views through vintage fruit trees towards the brook, ideal for home working, reading or occasional ground-floor accommodation. The rear garden extends to approximately 90 feet, planted with established fruit trees, a fruit cage and shrubs, ending at the brook where a mature ash tree provides a peaceful natural backdrop. To the front, timber gates open to parking for two vehicles, with additional ad hoc parking nearby, while a stone-built workshop—partly used as a studio or work-from-home space—offers light, power and excellent versatility. A new garden tool shed has recently been built.

Outside
Parking and Gardens
From the cul de sac, timber gates open to a drive that is laid to stone chippings and has room to park two cars comfortably. There is also a workshop (3.00 m x 2.79 m/9'10" x 9'2") and insulated work from home space (2.46 m x 2.79 m/8'1" x 9'2") that could be used for hobbies.

The main garden lies to the rear of the house, enjoying a southerly aspect and is surprisingly large. There is a generously sized paved sun terrace with room to host summer get-togethers with the rest of the garden being laid to lawn. You will find apple and pear trees, fruit cage and a variety of grasses. At the bottom of the garden there is a gate that opens to the brook.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
uPVC Double Glazing
Gas Fired Central Heating from a Combination Boiler (about two years old)
Mains Drainage
Freehold

Location and Directions

Milborne Port is a historic village in Somerset, England, located just east of Sherborne and near the Dorset border. Once a thriving market town with Saxon roots, it features a mix of period architecture, including a 14th-century church (St. John the Evangelist) and several listed buildings.

The village offers a range of amenities for residents and visitors, including local shops, pubs, a primary school, a doctors' surgery, and a village hall. There are also recreational facilities such as a playing field, cricket and football clubs, and scenic walking routes through the surrounding countryside. Its close proximity to Sherborne provides easy access to additional shopping, dining, and transport links.
Postcode - DT9 5RB
What3words - ///confining.tasks.frantic

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.