



Total area: approx. 150.3 sq. metres (1618.0 sq. feet)

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

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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	69	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Back Street  
East Stour

Guide Price  
£430,000

A truly versatile and generously proportioned five bedroom detached chalet, situated in the popular Dorset village of East Stour and offering flexible accommodation across two floors to suit a wide variety of buyers. The property enjoys some delightful views towards Duncliffe Woods from the rear and has been well maintained throughout by the current owners, offered for sale with no chain.

The accommodation extends to approximately 1,618 square feet and is particularly well laid out, with an open plan kitchen, dining room and sitting room at the heart of the ground floor, complemented by a boot room, garden room/utility, two ground floor bedrooms and a family bathroom. The first floor offers excellent versatility, currently arranged as three further bedrooms. The principal bedroom and a second bedroom both have the potential to benefit from en suite facilities, while the layout also lends itself to being incorporated seamlessly into the main house or adapted to suit a variety of needs. A useful study area can also be found on the landing.

Outside, the property is approached via a tarmac driveway leading to double gates, with an additional parking space to the front retained by a low stone wall. To the rear, a further driveway provides parking for three cars alongside the double garage. The enclosed rear garden enjoys an easterly aspect and is mainly laid to lawn with a patio area, pizza oven and a garden shed for storage.



## The Property

### Inside

#### Ground Floor

A good sized reception hall leads through to an inner hallway, giving access to the principal ground floor rooms. The open plan kitchen and dining room is a wonderfully sociable everyday space, with the kitchen fitted with wood units and wood worktops, space for a dishwasher, electric cooker and fridge freezer, with ample room for dining and entertaining. The sitting room leads off from the dining area, a generous and comfortable reception space with a feature fireplace and a large window overlooking the front garden. Sliding doors from the dining area lead through to the boot room, which in turn opens into the garden room/utility, a wonderful additional space with French doors opening directly to the rear. Two further bedrooms are found on the ground floor, both served by the family bathroom.

#### First Floor

Stairs rise to a landing with a useful study area, with the first floor offering excellent versatility. The principal bedroom is a generous room enjoying lovely views towards Duncliffe Woods to the rear and has the potential to benefit from en suite

facilities. A second bedroom also offers scope for en suite provision, while a third bedroom completes the first floor accommodation. The layout readily lends itself to being incorporated seamlessly into the main house or adapted to suit a variety of needs.

### Outside

#### Garden

The rear garden is fully enclosed and enjoys an easterly aspect, being mainly laid to lawn. There is also a patio area, accessed via patio doors, featuring a pizza oven and currently housing a hot tub, creating a lovely space for relaxing and entertaining in the evening. The property is approached from the road onto a tarmac driveway leading to double gates, with additional parking and a lawned area to the front, retained by a low stone wall.

#### Garage & Parking

A double garage with roll up door, light and power sits to the rear of the property, with a further driveway providing parking for three vehicles alongside.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band E  
Oil Fired Central Heating

Upvc Double Glazing  
Freehold  
No Onward Chain

### 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 5LF

What3words  
///retailing.shadowing.hamsters

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