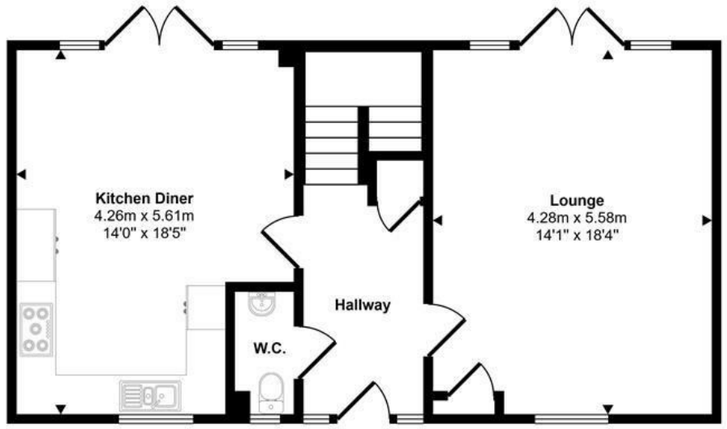
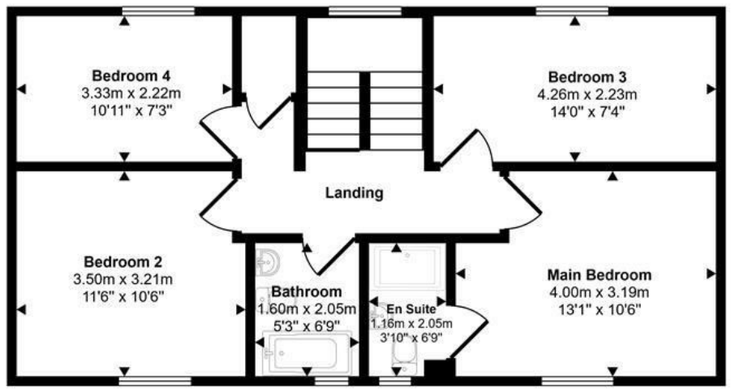
Morton • New

selling and letting properties

Approx Gross Internal Area
119 sq m / 1286 sq ft



Ground Floor
Approx 60 sq m / 644 sq ft

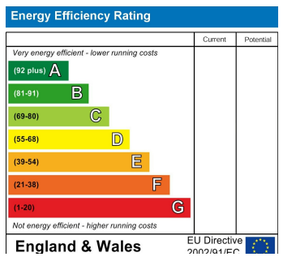


First Floor
Approx 60 sq m / 642 sq ft

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



Back Street
East Stour

Asking Price
£450,000

This detached village home sits comfortably within its setting and offers a sense of ease from the moment you arrive. The house is well built and well considered, with generous room sizes, good natural light and a layout that simply works for everyday life. It's the sort of home that feels straightforward to live in, whether you're busy with family life or enjoying a quieter pace.

The living spaces flow naturally, with areas that feel practical yet welcoming, and a kitchen and dining space that naturally becomes part of daily routines. Upstairs, the bedrooms are calm and well proportioned, with the principal bedroom enjoying the benefit of its own en-suite, creating a private space to retreat to at the end of the day.

The village itself has a friendly, settled feel, with a strong sense of community and easy access to surrounding countryside. Walks, Pubs, open spaces and rural lanes are close at hand, while nearby towns provide a wider choice of shops, schools and transport links. It's a location that offers both connection and breathing space.

Outside, the south-facing terrace and garden provide a pleasant extension of the living space, somewhere to sit, relax and enjoy the quieter moments of the day. Offered with no onward chain, this is a home that feels ready to welcome its next owners and be enjoyed for many years to come.

The Property

Accommodation

Inside
The accommodation is arranged over two floors and offers a sense of space and balance from the moment you enter. The entrance hall provides a welcoming first impression and gives access to the principal ground-floor rooms, with a natural flow that works well for both everyday life and entertaining.

The sitting room enjoys a comfortable atmosphere, with good natural light and proportions that allow for a variety of furniture arrangements. A second reception room offers additional flexibility, providing a useful space that can adapt to changing needs over time while remaining distinct from the main living area.

The kitchen/dining room forms the heart of the home and has been designed as a sociable, functional space. With ample room for a dining table, it works equally well for family meals or more informal gatherings. A practical utility area and ground-floor WC add to the overall convenience and help keep the main living spaces uncluttered.

Upstairs, the bedroom accommodation is well laid out and evenly proportioned. The principal bedroom benefits from an en-suite shower room, creating a private and comfortable retreat. The remaining bedrooms are served by a modern family bathroom, finished in a clean, contemporary style. Throughout the house, the emphasis is on light, simplicity and ease of living.

The kitchen is fitted with modern units and integrated AEG appliances, offering a streamlined and contemporary appearance. Work surfaces provide generous preparation space, while the layout allows for easy movement and day-to-day practicality. The dining area sits naturally within the room, making this a welcoming space to gather without feeling overly formal.

Outside
Outside, the property enjoys a south-facing terrace which provides a pleasant extension of the living space during warmer months. This area works well for outdoor seating or dining and benefits from good levels of natural light throughout the day.

The garden has been designed with ease of maintenance in mind, allowing enjoyment without the demands of extensive upkeep. The overall setting feels private while still being well connected to the surrounding village.

Useful Information
Tenure: Freehold
Heating: Air source heat pump - Underfloor heating on the ground floor
Drainage: Mains
Windows: uPVC double glazing
EPC rating: C
Council Tax band: To be confirmed
Parking: Private parking with EV charging point
Warranty: 10-year new build warranty
Chain: Offer for sale with no onward chain

Location
East Stour is a popular village with a strong sense of community, centred around its village hall and local activities. The surrounding countryside offers attractive walking routes, while nearby towns provide a wider range of shops, schools and services. Road and rail links are within easy reach, making the location practical for commuting while retaining the appeal of village living.

Postcode
SP8 5JY

What3Words
///twitching.behind.groom

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.