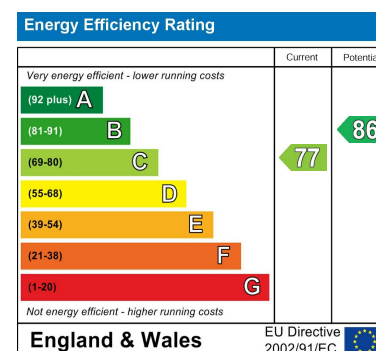




Total area: approx. 136.5 sq. metres (1468.8 sq. feet)



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## Hunger Hill East Stour

Asking Price  
£585,000

A superb modern detached family home, built in beautiful local Marnhull stone, set in about a quarter of an acre, and located in the popular village of East Stour. The property enjoys glorious, far-reaching views across the beautiful Blackmore Vale countryside, offering a perfect combination of modern comfort and rural calm.

From the moment you step inside, this home feels welcoming and well designed for family living. The spacious entrance hall sets the tone, leading to a bright sitting room with a fireplace and wood-burning stove—an inviting spot to gather on cooler evenings. Double doors open onto a sun-drenched patio, seamlessly blending indoor and outdoor living and framing the most wonderful countryside views. At the heart of the home lies a spacious open plan living space - ideal for modern living and entertaining. Flooded with natural light and offering plenty of room for family meals, relaxed evenings, or social gatherings. A utility room and cloakroom provide practical convenience, while engineered oak flooring with underfloor heating runs throughout the ground floor, adding both style and comfort. Upstairs, there are four double bedrooms, all enjoying peaceful rural outlooks. The main bedroom features a Juliette balcony where you can wake up to sweeping valley views and enjoy the tranquillity of the Dorset countryside. The en suite shower room adds a touch of luxury, while the remaining bedrooms are well-proportioned, perfect for children, guests, or a home office.

Outside, the rear garden enjoys a wonderful sunny aspect, mainly laid to lawn with ample space for play, entertaining, and relaxation. The garden adjoins open pastureland, creating a truly idyllic backdrop. For convenience, there's a large garage and parking.

Blending modern style, generous space, and an exceptional countryside setting, this is a truly special family home in one of Dorset's most delightful villages.



## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a welcoming and bright entrance hall with stairs rising to the first floor and doors leading off to the sitting room, open plan living space, utility plus the boiler room and cloakroom, which is fitted with a WC and vanity style wash hand basin. The entrance hall has plenty of room for coats, boots and shoes. For appearance and practicality, the floor is laid in engineered oak with heating underneath and continues throughout the ground floor accommodation. The sitting room enjoys a double aspect with windows to the side aspect and double doors that open to the paved sun terrace, which take in a fabulous far reaching view over the Blackmore Vale countryside. There is plenty of room for settees and armchairs and the fireplace has a wood burner that adds warmth and character to the room. Double doors open into the spacious open plan living space.

Definitely the hub of the household is the open plan living space with room for settees and a large dining table and chairs. There is a large picture window that looks out over the rear garden with far reaching views over the adjoining countryside. Double doors open out to the paved sun terrace. The kitchen area is fitted with a range of units consisting of floor cupboards, separate drawer unit with deep pan and cutlery drawers and eye level cupboards with counter lighting under. You will find a generous amount of work surfaces with a matching upstand. and a one and half bowl enamel sink and drainer with swan neck mixer tap. The integrated appliances consist of a dishwasher and fridge and freezer. There is a built in double electric oven with drawers beneath and storage cupboard over plus an induction hob with extractor hood above.

The utility overlooks the drive and has a door opening to the side. There is a work surface with matching upstand and a cupboard beneath plus plumbing for a washing machine, you will also find an enamel sink with swan neck mixer tap.as well as a walk in pantry style cupboard fitted with shelves.

##### First Floor

Stairs rise to a part galleried landing with doors leading off to the bedrooms and family bathroom. The bathroom is fitted a suite consisting of a vanity wash hand basin, WC and a 'P' shaped bath with mixer tap and shower attachment. For practicality, the floor is tiled.

There are four generously sized double bedrooms,

bedrooms two and three have built in wardrobes plus an outlook to the front over the countryside opposite, bedroom four enjoys a view over the rear garden and the countryside beyond. The principal bedroom has built in wardrobes and a Juliette balcony, which takes in far reaching views over the beautiful Blackmore Vale countryside, and benefits from an en-suite shower room.

#### Outside

##### Parking and Garage

The property is approached from the road onto a block paved area that leads to the storm porch at the front of the house with the garage opposite. The garage has an electric up and over door and is fitted with power, water and lighting. It measures about 4.83 m x 3.96 m/15'10" x 13'.

##### Garden

There is access to the rear garden to one side of the house where there is a good sized paved sun terrace bordered by a shrub and flower bed retained by a timber edging. The rest of the garden is laid to lawn with a central bed planted with a variety of shrubs and flowers and is of a good size enjoying a sunny aspect and backing onto farmland with far reaching views over the vale.

### Useful Information

Energy Efficiency Rating C

Council Tax Band F

Double Glazing Throughout

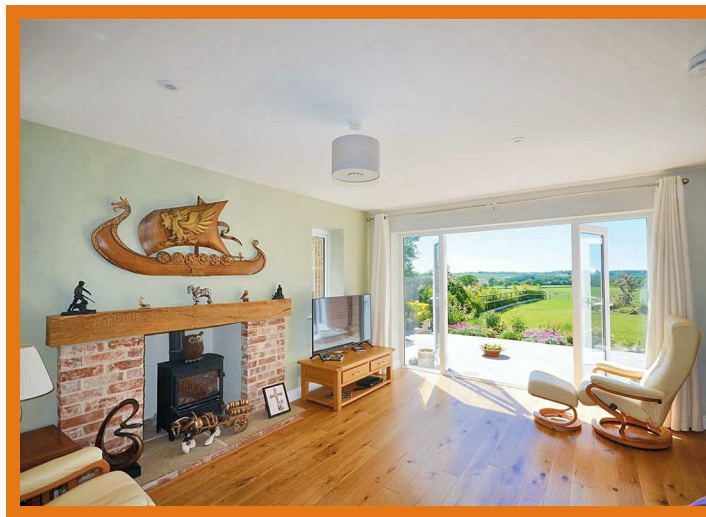
Air Sourced Heat Pump - Underfloor heating ground floor ('Ecodan Renewable Heating' system)

Mains Drainage

Freehold

### Location and Directions

East Stour is a small, historic village in Dorset, about two miles south of Gillingham, set within the rolling countryside of the Blackmore Vale beside the River Stour. It retains a peaceful, rural character with a close-knit community and a mix of traditional stone cottages and farmhouses. The village has a well-equipped village hall that hosts local events and activities, two welcoming pubs, a farm shop with a restaurant, a garage, and a few small businesses serving residents. Christ Church, built in the 1840s in a neo-Norman style, stands at the centre of village life. Surrounded by scenic walking routes and views towards Duncliffe Hill, East Stour combines rural charm with convenience, being only a short distance from Gillingham's wider range of shops, services, and rail connections. Postcode - SP8 5JR What3words - ///create.crackled.stable



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.