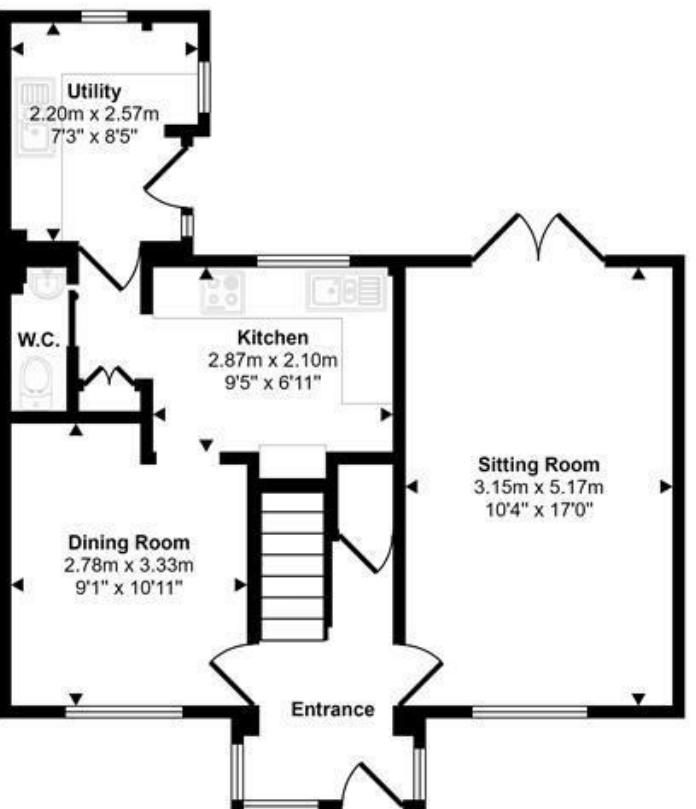
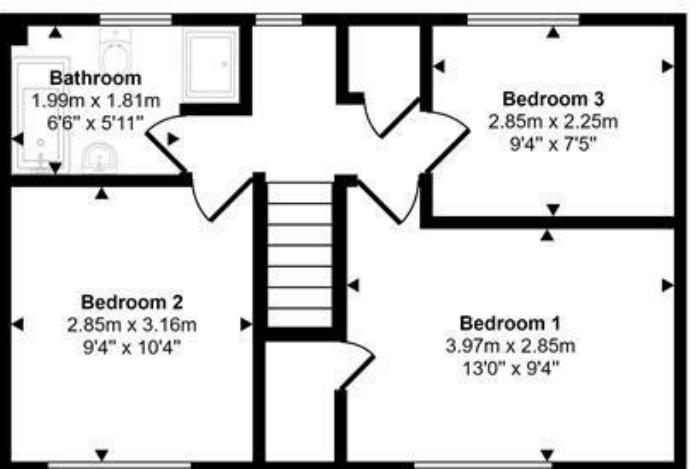


Approx Gross Internal Area  
89 sq m / 963 sq ft



Ground Floor  
Approx 49 sq m / 524 sq ft

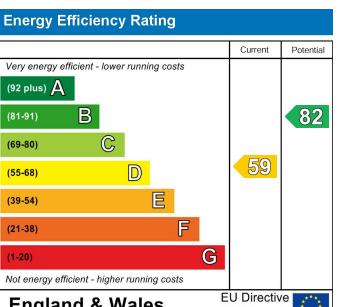


First Floor  
Approx 41 sq m / 439 sq ft

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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Church Close  
Bourton

Offers In Excess Of  
£270,000

A fabulous opportunity to purchase a well presented and spacious semi detached double fronted house with three generously sized bedrooms, two reception rooms and enjoying a quiet position in a pedestrian area. The property is located in the popular Dorset village of Bourton, which boasts a public house - The White Lion that serves food, garage with convenience store, church and a primary school. Further facilities may be found at Mere, Wincanton and Gillingham, all about five miles away with Gillingham benefitting from a mainline train station. The popular town of Bruton is also close by and is the home of the Hauser and Wirth gallery and has a choice of independent schools. The popular National Trust Stourhead Estate is just a short drive away where there are many wonderful walks.

This delightful modern home has recently had the benefit of some updating with new attractive wood effect LVT flooring laid to the main reception area, new carpets have been fitted to the stairs, landing and bedrooms and the bathroom suite has been replaced with a stylish contemporary one and a shower area has been created. The property has also been redecorated in neutral colours and is now ready for you to add your own personal touches to make it your home.

There is a bright and roomy sitting room with double doors out to the garden and provides a lovely space to chat with family and friends. The dining room has plenty of room for entertaining and creating lasting memories. Outside the garden has been landscaped and is ideal for enjoying a cup of tea on a sunny afternoon or for children to play in, the large utility room provides practical space for storage and laundry needs as well as wiping mucky feet after a wonderful walk.

Whether you're looking for your first home, first time family home or considering downsizing, this property caters to a variety of changing needs and lifestyles. Viewing is essential to fully appreciate all that this home has to offer.

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## The Property Accommodation

### Inside

#### Ground Floor

A panelled uPVC front door opens into a bright and welcoming entrance hall with plenty of space for coats, boots and shoes. Stairs rise to the first floor with a recess beneath and good sized storage cupboard. Oak veneer doors open to the sitting room and dining room. The sitting room enjoys a bright double aspect with double doors opening to the rear seating area. The dining room overlooks the front garden and has ample room for a good sized dining table and chairs. The main reception areas are laid to attractive wood effect LVT.

The kitchen overlooks the rear garden and is fitted with a range of modern units consisting of floor cupboards - some with drawers, separate drawer unit, open shelves and eye level cupboards. There is a generous amount of wood effect work surfaces with a tiled splash back and one and a half bowl sink and drainer with a swan neck mixer tap. The double oven is built in with ceramic hob and extractor hood above plus there is an integrated dishwasher and space for a fridge/freezer. The floor is laid to tiles.

From the kitchen there is an opening to an inner hall where there is a built in tall cupboard with shelves, sliding door to the cloakroom and oak

veneer door to the utility room. This houses the oil fired central heating boiler and is fitted with eye level cupboards, work surface with tiled splash back and stainless steel sink and space and plumbing under for a washing machine. There is also space for a tumble dryer and other appliances plus door to the rear garden.

#### First Floor

Stairs rise to a light landing with window overlooking the rear garden, built in storage box and airing cupboard housing the vented hot water cylinder. There are oak veneer doors to the three generously sized bedrooms - two of which are double sized and have built in cupboards - and to the bathroom. The bathroom has recently been fitted with a stylish modern suite consisting of vanity wash hand basin, double ended bath with central mixer tap, low level WC and shower cubicle with mains shower and choice of rainfall or monsoon shower head.

### Outside

#### Parking

There is an good amount of communal parking close to the property.

#### Gardens

The property sits in a pedestrian area with a gate that opens to the frontage. This has been laid to gravel and paving stones for easy upkeep. A gate to the side of the house provides access to the rear garden. This has

been attractively landscaped with a raised paved seating area to the back of the house plus a further seating area at the bottom of the garden. There is a lawn, which is bordered by beds that have been planted with a variety of flowers and shrubs. There is also a power socket, water tap and shed plus the oil tank that is shielded by slatted fencing. The garden is of a good size, enjoying sunshine for most of the day and backs onto the primary school playing field.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band C  
uPVC Double Glazing  
Oil Fired Central Heating  
Mains Drainage  
Freehold

### Directions

#### From Gillingham

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout go straight over. Take a turning left - just before Milton Lodge heading to Silton. At the T junction turn left and proceed through the village passing the garage. Continue for a short time and take a left turn at the memorial cross onto West Bourton Road. Turn right into Church Close where the property will be found up on the right hand side. Postcode SP8 5BP

**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.