



Bourton, Gillingham, Dorset, SP8

Guide Price: £535,000

Freehold

Bourton

Gillingham, Dorset, SP8

 4  2  2  1,521 sq ft

Detached Property Set In An Elevated Position

Dual-Aspect Sitting Room With Wood-Burner

Rear Garden With Countryside Outlook

Private Gravelled Driveway

Air Source Heat Pump and Solar Panels

Guide Price: £535,000
Freehold



ABOUT THE PROPERTY

Tucked away in a wonderfully private position on the edge of Bourton, this spacious four-bedroom detached home enjoys an elevated setting with far-reaching views across the Blackmore Vale. Approached via a private driveway with ample parking, the property combines cottage-style charm with modern credentials, including an air source heat pump and solar panels.





GROUND FLOOR

Sheltered by a pitched-roof porch, a stained-glass front door opens into a bright and welcoming entrance hall, where laminate wood-effect flooring and underfloor heating extends throughout the ground floor. An understairs cloakroom with WC and wash basin is set just off the hall. The sitting room is a warm and inviting space, with dual-aspect windows drawing in natural light and a wood-burning stove on a stone hearth creating a cosy focal point for winter evenings. Double glazed doors open directly into the garden, framing the far-reaching countryside views, while further double doors lead into the dining room. The dining room also benefits from French doors opening out to the rear garden, making it a perfect space for entertaining. The adjoining study makes an ideal home office or creative space. The kitchen is well equipped with cream shaker-style cabinetry, wood-effect worktops and a range of built-in appliances, including 1 ½ bowl sink with drainer, 4-ring electric hob, oven, fridge, freezer and dishwasher. There is space for a breakfast bar or island, while an oak stable door provides rear access. A separate utility room offers additional worktop space, sink, plumbing and electrics for extra appliances and access to understairs storage.

FIRST FLOOR

A winder staircase rises to a generous galleried landing, with a window to the front and a large cupboard providing ample storage. The principal bedroom is a dual-aspect double with vaulted ceilings and access to a newly fitted Jack-and-Jill ensuite, shared with the second bedroom. The ensuite includes a large corner shower with rainfall head and hand attachment, WC, vanity basin with mirrored cabinet above, heated towel rail and full wall marble-effect tiling. Bedroom two is another double, rear facing with wonderful views across the Blackmore Vale. Bedrooms three and four are both double rooms, one with garden views, the other overlooking the front of the property.



OUTSIDE

The property is approached from the main road via a shared tarmac drive that leads to a private gravelled driveway with ample parking. A shed with light and power sits to one side, while steps lead up to a raised lawn that continues around the house. To the rear, the main garden is level with the house and laid to lawn, bordered by planting beds and shaded by a mature horse chestnut tree. French doors from the sitting and dining rooms open directly onto the garden, which also features outside lighting, water tap and access via a side gate to a public walkway connecting back to the shared driveway.

LOCATION

Bourton is a picturesque Dorset village set within the rolling countryside of the Blackmore Vale, offering a peaceful rural setting and strong sense of community. The village benefits from a range of local amenities including a primary school, church, post office, petrol station and The White Lion, a popular traditional country pub. The surrounding countryside provides excellent opportunities for walking and outdoor pursuits. The nearby market town of Gillingham offers a wider range of shops, cafes, restaurants and schooling, whilst the A303 and Gillingham railway station provide convenient connections towards London and the Southwest.



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: F
Local Authority: Dorset

Services: Air Source Heat Pump, Solar Panels, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

What3Words///prospers.door.branched

VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com

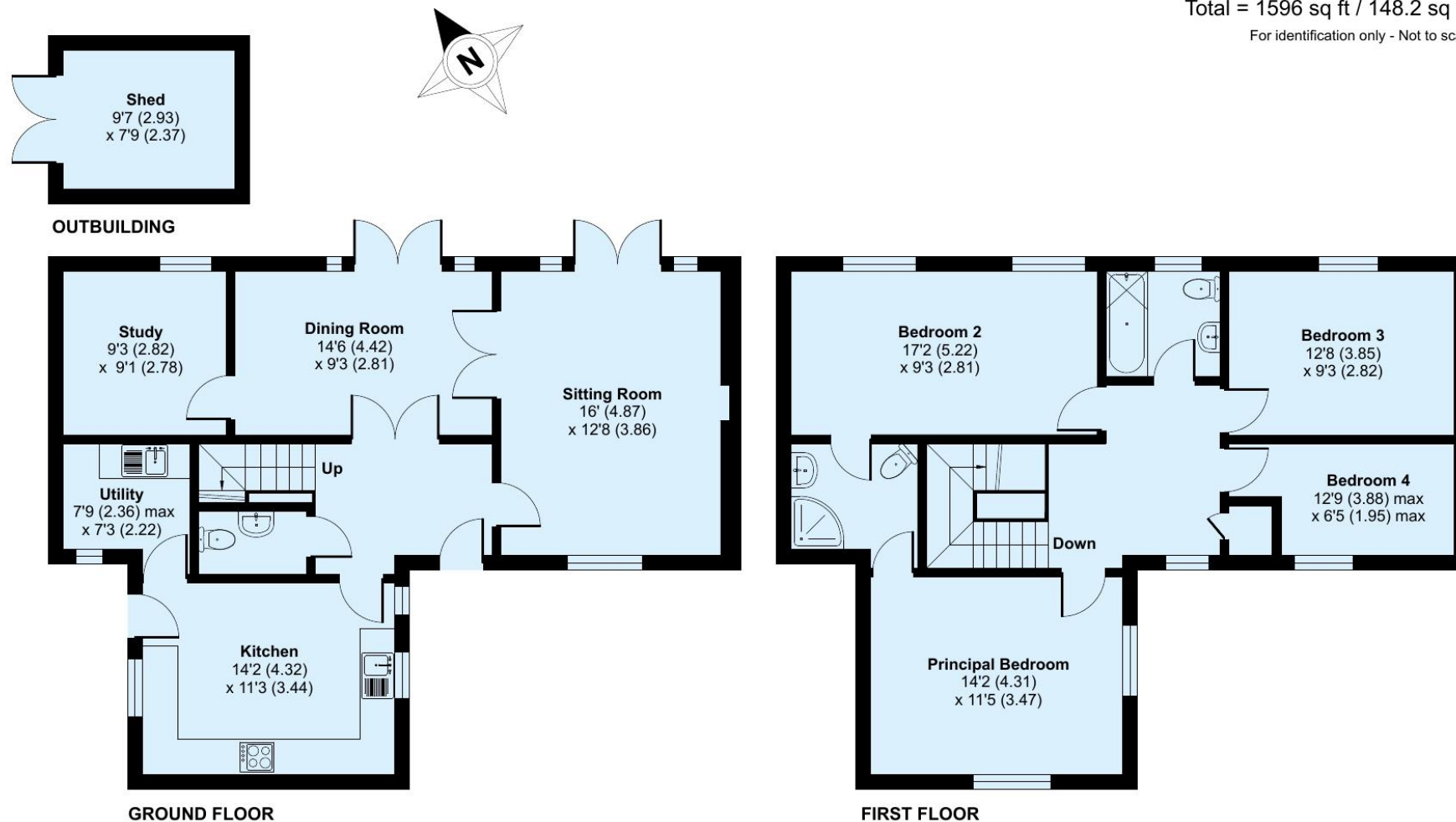
Bourton, Gillingham, SP8

Approximate Area = 1521 sq ft / 141.3 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 1596 sq ft / 148.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1347869



Tel: 01963 34455

Email: sales@kingslandproperty.com

Web: www.kingslandproperty.com



KingsLand
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton,
Somerset, BA9 9RZ
Tel: 01963 34455
Email: sales@kingslandproperty.com

Hopkins Developments Ltd.
Company Number: 09747763
Registered Office: The Tythings Commercial Centre, Southgate
Road, Wincanton, Somerset, BA9 9RZ.
Registered in England.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.