KingsLand
Property & Land Agents



Bourton, Gillingham, Dorset, SP8

Guide Price: £345,000

Freehold

Bourton
Gillingham, Dorset, SP8

3 | 1 | 1 | 1,336 sq ft

Detached Period Cottage

Spacious Kitchen/Dining Room With Cellar

South-Facing Rear Garden

Single Garage and Gated Driveway Parking

Air Source Heat Pump and Double Glazing

Guide Price: £345,000
Freehold







ABOUT THE PROPERTY
Arranged over three floors, this charming, detached period cottage offers a wealth of character alongside modern conveniences, including an air source heat pump and double glazing throughout. With three bedrooms, colourful and characterful interiors, exposed beams, slanted and vaulted ceilings and an impressive inglenook fireplace with wood burner, the property offers a wonderfully individual home with a flexible layout. Further benefits include a south-facing rear garden, gated driveway parking for up to four vehicles and a single garage.







LOWER GROUND FLOOR

The property is entered via a generous sunroom on the lower ground floor, providing a versatile entrance space that could be used as a seating area or additional reception space. From here, a door leads into the kitchen/dining room, which spans the width of the property and features attractive Italian-style floor tiling. The dining area provides ample space for a dining table, with a rear-facing window and useful high-level built-in cabinetry. The kitchen sits to the opposite side and is fitted with shaker-style cabinetry, solid oak worktops and a rear facing window. A 1 ½ bowl sink with drainer, freestanding double oven with four-ring electric hob and an undercounter fridge complete the room. A door from the kitchen leads down to the cellar, while stairs rise to the sitting room. The cellar offers excellent additional storage and utility space. With two sinks, cabinetry and room for a washing machine, tumble dryer and further appliances, this versatile area is currently arranged as a home bar but could be adapted to suit a variety of uses.

GROUND FLOOR

The ground floor opens into the characterful sitting room, where oak floorboards, exposed beams and three front facing windows create a welcoming setting. A large inglenook fireplace with a wood burner forms an impressive focal point, with useful storage cupboards positioned to one side. To the opposite side of the room, a separate area provides space for a home office or additional seating. A door leads through to a landing, giving access to the bathroom, bedroom three and first floor. Bedroom three is a single bedroom with a rear facing window, vaulted ceiling and exposed wooden beams. A door also provides side access to the outside of the property. The bathroom is full of character, featuring a freestanding bath with shower attachment, separate shower with rainfall showerhead, WC and basin. A rear-facing obscured window and exposed beams beneath the vaulted ceiling add further charm, while the room also benefits from underfloor heating.

FIRST FLOOR

The first floor provides access to two further bedrooms, with a useful storage nook at the top of the stairs. Bedroom two is a single room with a front-facing window, while the principal bedroom is a generous double bedroom featuring two front facing windows, vaulted ceilings and exposed beams.

OUTSIDE

The property is positioned on the road and is approached via a front gate, while a shared driveway to the side leads through to the parking and garage at the rear. The south facing garden offers a combination of lawn, patio and gravelled areas, complemented by a selection of fruit trees. A gated driveway provides parking for up to four vehicles and gives access to the single garage, which benefits from lighting and power. Steps rise alongside the property to an elevated seating area, accessed via the front gate and providing a lovely spot to sit and overlook the rear garden. This flexible outdoor space, together with the south-facing rear garden, gated driveway and garage, completes this distinctive and characterful period home.

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.

What3Words///prospers.door.branched



ADDITIONAL INFORMATION

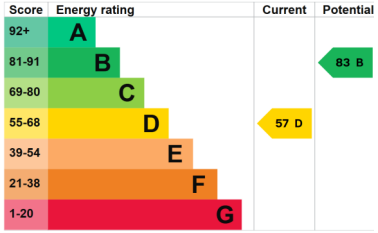
Tenure: Freehold
Council Tax Band: C
Local Authority: Dorset

Services: Air Source Heat Pump, Heat-Loss Recovery Hot-Water System, 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.

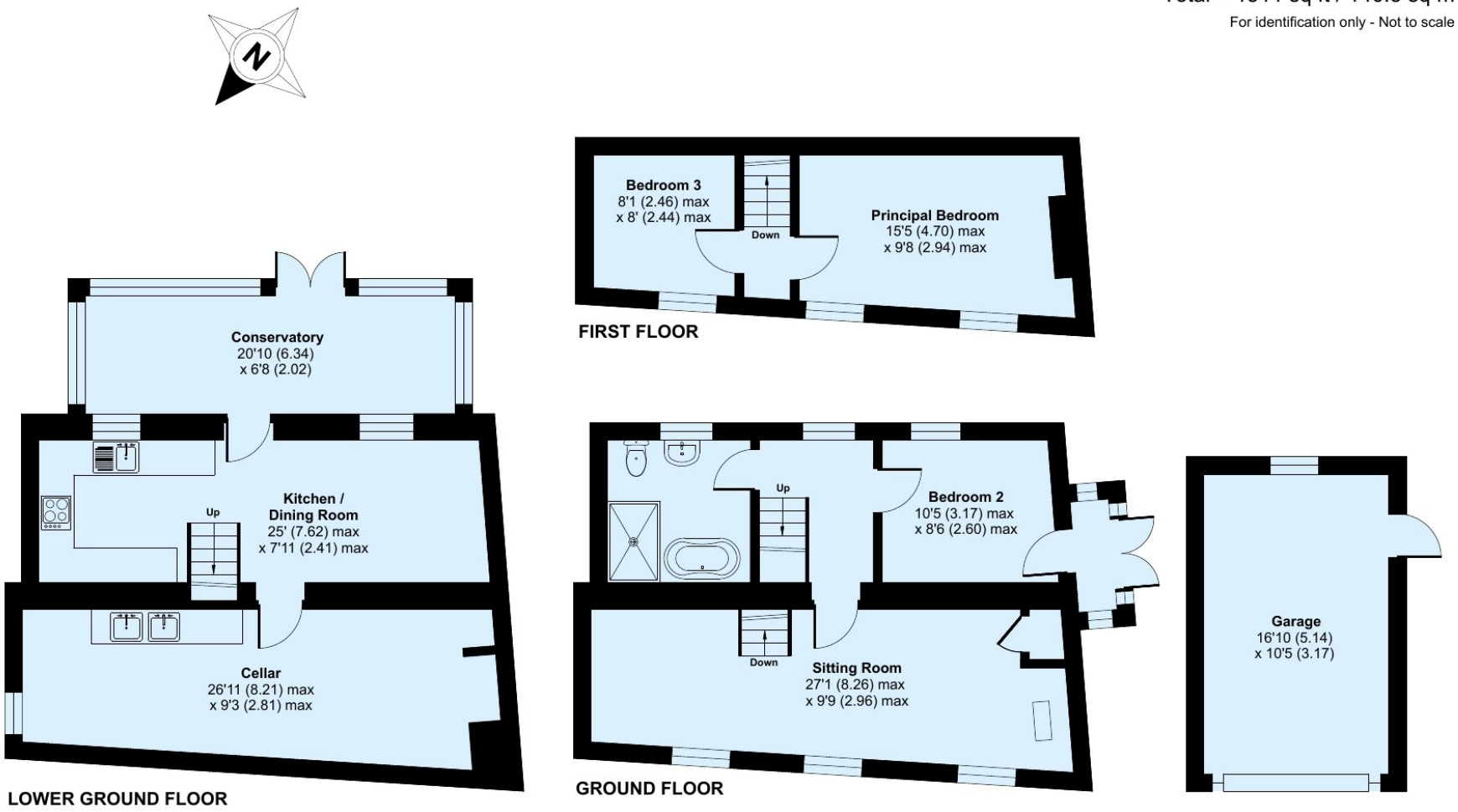


VIEWING

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

Fernleigh, Bourton, Gillingham, SP8

Approximate Area = 1336 sq ft / 124.1 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 1511 sq ft / 140.3 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). © nichecom 2026.
Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1496001

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.