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Property & Land Agents

New Close, Bourton, Gillingham, Dorset, SP8

Guide Price: £500,000
Freehold

New Close

Bourton, Gillingham, Dorset, SP8

4 | 2 | 2 | 1,817 sq ft

Detached Chalet-Style Home

Dual-Aspect Sitting Room With Electric Fire

Principal Bedroom Suite With Dressing Room and WC

Wrap-Around Gardens Enjoying A Sunny-Aspect

Driveway Parking For Several Vehicles

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ABOUT THE PROPERTY

Situated in an elevated position within the sought-after village of Bourton, this detached chalet-style home occupies a no-through road and offers spacious and flexible accommodation arranged over two floors. With four bedrooms, two reception rooms and two bathrooms, the property is a particularly well suited to those seeking versatile living arrangements, including the potential for multi-generational living. The principal bedroom suite is conveniently positioned on the ground floor, separate from the three bedrooms upstairs, while wrap-around gardens, driveway parking for several vehicles and a partially converted garage add further appeal.

GROUND FLOOR

The property is entered via a bright entrance hall, with stairs rising to the first floor and a useful understairs cupboard. Set off the hall is a convenient shower room fitted with WC and vanity basin. The spacious sitting room enjoys a dual-aspect, with a front-facing window and large sliding doors opening onto the rear garden. An electric fireplace with stone surround creates an attractive focal point, while an archway leads into the adjoining sunroom. With windows to the front and side, together with a glazed door to the garden, the sunroom is an ideal space for relaxing or hobbies. The kitchen/dining room is another bright dual-aspect space, with the dining area positioned to the front and the kitchen overlooking the rear garden. The kitchen is fitted with shaker style cabinetry, wood-effect worktops and a freestanding island, alongside an oven with four-ring electric hob, under counter fridge, 1½ bowl sink with drainer, and space for a dishwasher. The adjoining utility room offers further cabinetry, a sink, appliance space and a pantry cupboard, together with a rear door providing garden access. The utility room leads through to the former garage, which has been partially converted to create a useful dressing room for the principal bedroom suite, while the remaining section provides additional storage and retains access to the front of the property via a side-hinged garage door.

The ground floor is completed by a spacious principal bedroom suite, featuring a front-facing window and a walk-in wardrobe. A private WC with twin basins, vanity unit, LED-lit mirror and heated towel rail completes the bedroom suite. Positioned separately from the first-floor bedrooms, this flexible arrangement could work particularly well for multi generational living.

FIRST FLOOR

Upstairs, the landing is naturally lit by a Velux window above the stairs and benefits from two linen cupboards. Bedroom two is a double bedroom with built-in wardrobes along one wall, a side-facing window and access to eaves storage. Bedroom three is another double bedroom with a side facing window and a built-in wardrobe, while bedroom four is a single bedroom with a Velux window. A separate shower room completes the first-floor accommodation, comprising a shower, WC, vanity basin and heated towel rail, with a Velux window providing natural light.

OUTSIDE

Outside, the property is approached via a driveway providing parking for several vehicles, while the south-facing frontage is bordered by high hedging, offering a great degree of privacy. The front garden is complemented by established planting and a lawned area, while a pathway leads to the front door beneath a covered porch. The gardens wrap around the property, with a gate and fencing separating the front and rear. To the rear, a patio extends across the back of the house, with the larger paved area outside the sitting room's sliding doors providing an ideal spot for outdoor seating and entertaining. A retractable sunshade offers shelter when required, while areas of lawn, gravel and established planting continue throughout the garden, alongside a summer house. The property also benefits from a useful range of outbuildings, including a wooden workshop with power, lighting and worktop space, as well as a further shed providing additional storage. Mature trees and established shrubs surround the garden, creating a leafy setting with an abundance of wildlife and birdsong. Not directly overlooked and enjoying plenty of sunshine throughout the day, the gardens provide a peaceful and pleasant space to relax and spend time outdoors.

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///sponsors.motion.beanbag

ADDITIONAL INFORMATION

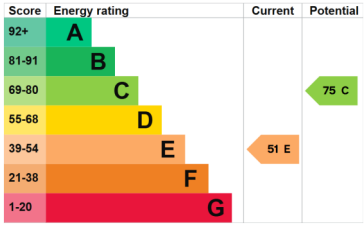
Tenure: Freehold
Council Tax Band: E
Local Authority: Dorset

Services: Oil Fired Central Heating, 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

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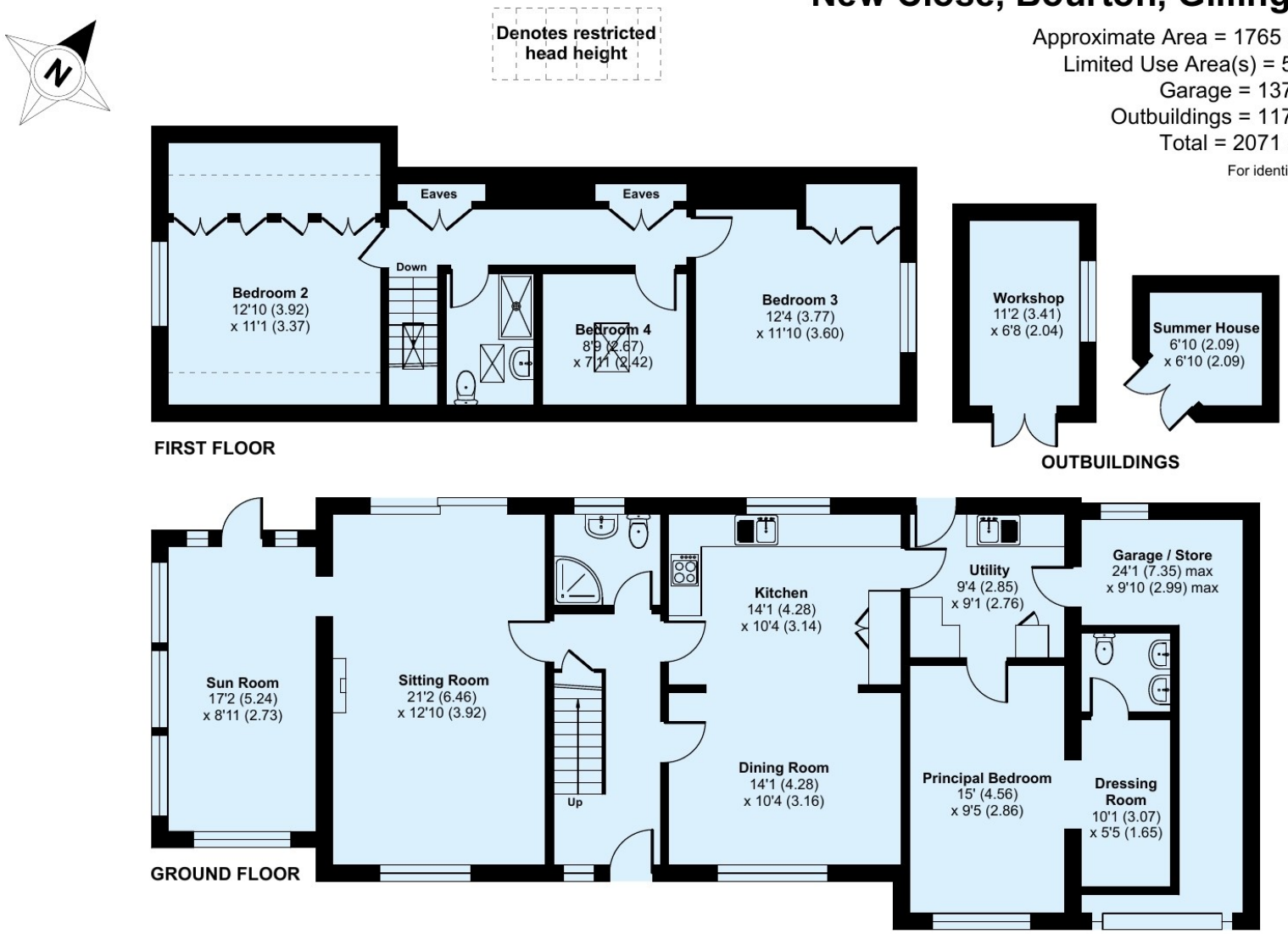
Approximate Area = 1765 sq ft / 163.9 sq m
Limited Use Area(s) = 52 sq ft / 4.8 sq m
Garage = 137 sq ft / 12.7 sq m
Outbuildings = 117 sq ft / 10.8 sq m
Total = 2071 sq ft / 192.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1495862

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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.