



Mill Lake, Factory Hill, Bourton, Dorset, SP8

Guide Price: £270,000

Freehold

Mill Lake

Factory Hill, Bourton, Dorset, SP8

 2  1  1  820 sq ft

Stylish Terraced Three-Storey Home

Open-Plan Kitchen/Dining/Living Space

Excellent Decorative Order Throughout

Enclosed Low-Maintenance Garden With Decking

Garage With Utility Area and Driveway Parking

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ABOUT THE PROPERTY

This stylish two-bedroom house benefits from an open-plan kitchen, dining and living room, utility room, enclosed rear garden, attached garage and private parking, with beautifully presented accommodation arranged over three floors. Combining contemporary design with a high specification throughout, the property is finished in an attractive combination of cream render and timber cladding and has been thoughtfully designed to provide modern and comfortable living. Situated in a secluded setting within the sought-after village of Bourton, the property also enjoys excellent road connections, with the A303 easily accessible.





GROUND FLOOR

A covered entrance shelters the front door, which opens into a welcoming entryway with inset coir matting underfoot. The entryway provides access to a cloakroom fitted with WC, basin and stainless-steel heated towel rail, while stairs rise to the first floor.

FIRST FLOOR

The first-floor landing features a fitted storage unit incorporating shelving, mirror and accent lighting, adding both style and practicality. A door opens into the open-plan kitchen, dining and living area which forms the heart of the home, creating a bright and sociable space. The dining area provides space for a table and chairs, while the stylish kitchen occupies the front of the room and is separated from the living space by a peninsula. The kitchen is fitted with contemporary matte black wall and base cabinetry, complemented by rose-gold handles, a white marble-effect worktop and matching splashback behind the hob. A ceramic 1½ bowl sink with drainer sits beneath the front-facing window, while integrated appliances include a fridge-freezer, dishwasher, Neff single oven and four-ring hob with extractor. Downlights are complemented by three pendant lights above the peninsula, together with under-counter and under-worktop lighting. To the rear, the living area enjoys views over the garden with bi-fold doors opening onto the decking, creating a seamless connection between the indoor and outdoor space.



SECOND FLOOR

The second floor provides two double bedrooms and the bathroom. The principal bedroom is a spacious double room positioned to the front of the property, with fitted touch-to open wardrobes along one wall. Bedroom two is a rear-facing double, enjoying an attractive outlook over the surrounding landscape. A built-in touch-to-open wardrobe and desk provide excellent storage and workspace, with integrated accent lighting adding a stylish finish. The bathroom has been finished to a high specification, with full-height tiling, a large walk-in rainfall shower with hand attachment, WC, and a wall hung vanity basin with two drawers and low-level lighting. Further features include an anthracite grey heated towel rail and illuminated mirror with shaver point.

OUTSIDE

To the front, the property is approached over a red brick block-paved driveway providing parking for one vehicle, with an attractive planted bed alongside. Outside lighting and a tap are also provided, while the covered porch gives access to both the house and garage with utility at the rear. The attached garage benefits from an electric up-and-over door, heating, lighting and electric and provides space for one vehicle, together with a useful utility area to the rear. The utility area is fitted with taupe wall and base units, wood effect worktops and a stainless-steel sink with swan-neck tap. There is space and plumbing for both a washing machine tumble dryer, complemented by a marble-effect splashback.

The enclosed rear garden is a particularly attractive feature of the property. The triple bi-fold doors open directly onto a composite decked terrace, which extends around to one side of the garden and provides an excellent area for outdoor seating and dining. A retractable sunshade provides cover, while the boundary of the garden is enclosed by a timber fence with a gate to the rear. The garden enjoys a great sense of privacy, with a leafy backdrop creating a peaceful setting in which to relax and entertain.

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: C
Local Authority: Somerset

Services: LPG Gas 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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VIEWING

Strictly by appointment with the agents at KingsLand Property.
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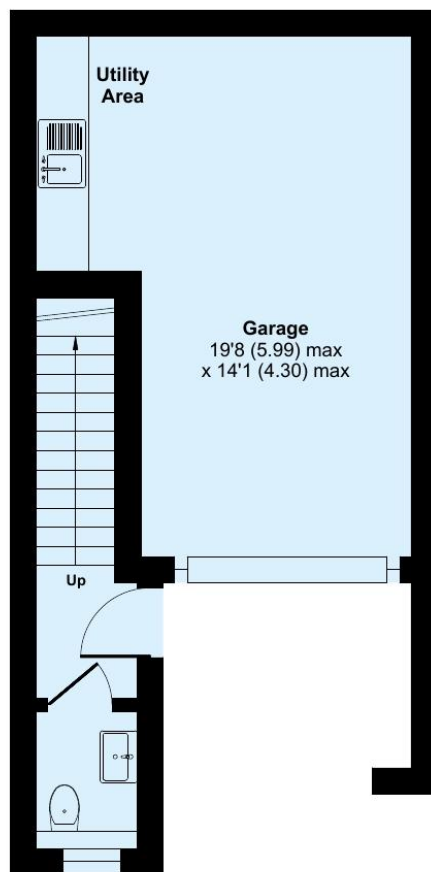
Mill Lake, Factory Hill, Bourton, Gillingham, SP8

Approximate Area = 820 sq ft / 76.1 sq m

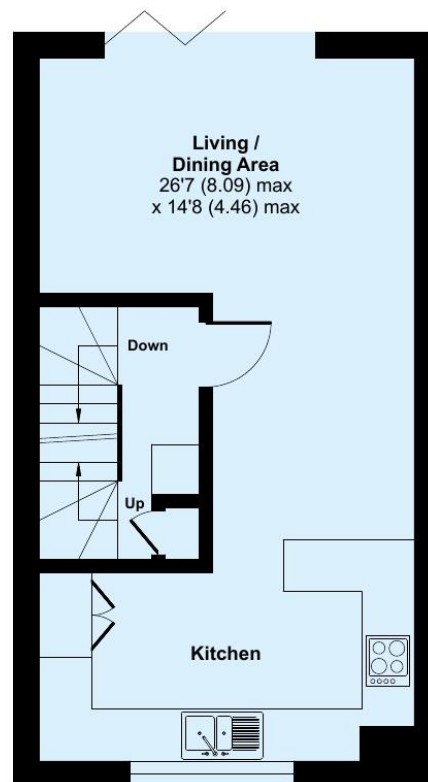
Garage = 236 sq ft / 21.9 sq m

Total = 1056 sq ft / 98 sq m

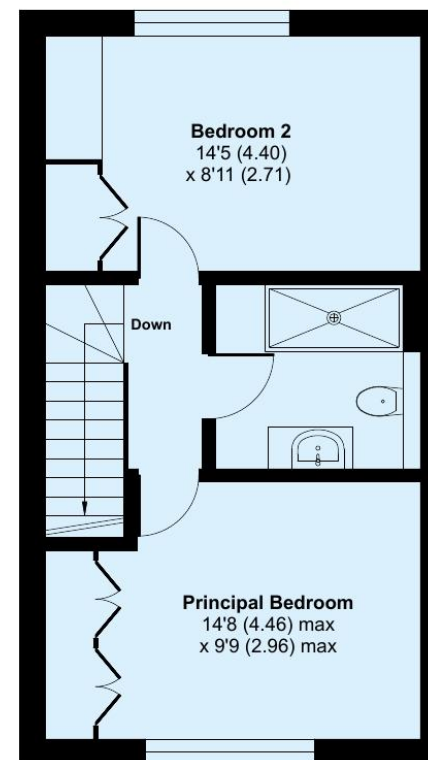
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1515520



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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.