



Bourton, Gillingham, Dorset, SP8

Guide Price: £550,000

Freehold

Bourton

Gillingham, Dorset, SP8

 4  2  2  1,540 sq ft

Detached Home In The Popular Village Of Bourton

Sitting Room With Adjoining Sunroom

Principal Bedroom With Ensuite

Generous Rear Garden With Large Patio

Ample Driveway Parking and Substantial Garage

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ABOUT THE PROPERTY

Situated in the popular village of Bourton, Gatton House is an attractive detached home offering four bedrooms, generous driveway parking, a substantial garage and a particularly spacious rear garden. Designed with a traditional character in mind, the property combines exposed brickwork, timber beams and a stone fireplace with well-proportioned accommodation suited to modern living. A generous kitchen/dining room forms the heart of the home, complemented by a comfortable sitting room and adjoining sunroom, while the versatile layout offers excellent flexibility for family life.





GROUND FLOOR

The welcoming entrance hall features a cloakroom and study, offering useful space for coats and shoes or home working, while a split-level staircase rises to the first floor. The kitchen/dining room provides a generous and sociable space, with the kitchen fitted with wooden cabinetry, a tiled splashback and exposed brickwork. A peninsula incorporates a dishwasher and sink with drainer, whilst a freestanding double oven and four-ring hob completes the kitchen. To the rear, the dining area is particularly light and inviting, with patio doors opening directly out to the garden. Set off the kitchen, a utility room provides further storage, appliance space and an airing cupboard. The sitting room is a comfortable and welcoming reception room, with a front-aspect window and a gas fire set within a stone surround. An opening to the rear leads through to the adjoining sunroom, which is currently used as a bedroom but offers superb versatility as an additional reception room.

FIRST FLOOR

The galleried landing gives access to four bedrooms and the family bathroom. The principal bedroom is a good-sized double with a rear aspect, built-in wardrobes and an ensuite shower room. Bedroom two is another double with built-in wardrobes and a rear aspect, while bedroom three is a further double overlooking the front. Bedroom four is a single bedroom to the front aspect. The family bathroom is fitted with a bath with shower over, WC, basin and an obscured window providing natural light.



OUTSIDE

The property is approached via a low-walled frontage with planted borders and lawn, with a storm porch sheltering the front door. Double metal gates to the side open onto a generous driveway, providing parking for several vehicles and access to the substantial garage, which benefits from an electric up-and-over door, power, lighting and a pedestrian door to the rear garden. The rear garden is a particularly generous space, with a broad patio extending across the rear of the property. This provides excellent space for outdoor dining and entertaining, whilst also offering the flexibility for additional parking if required. Steps lead up to a further patio area, with a greenhouse, shed and lawn beyond. The garden also benefits from established vegetable beds and a separate allotment area towards the far end, complete with additional planting beds and additional greenhouse.

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:///error.marinated.spacing



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: F
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

VIEWING

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

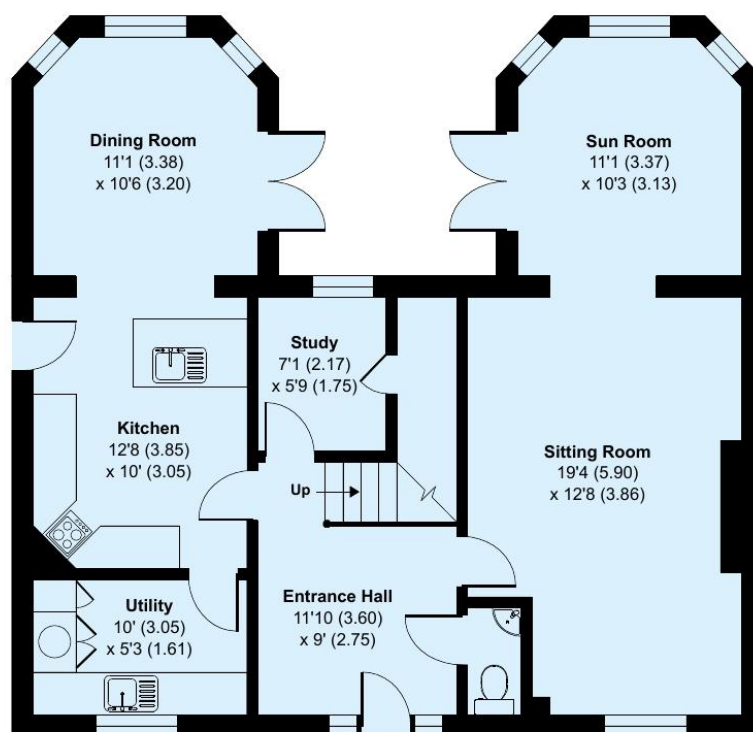
Bourton, Gillingham, SP8

Approximate Area = 1540 sq ft / 143.1 sq m

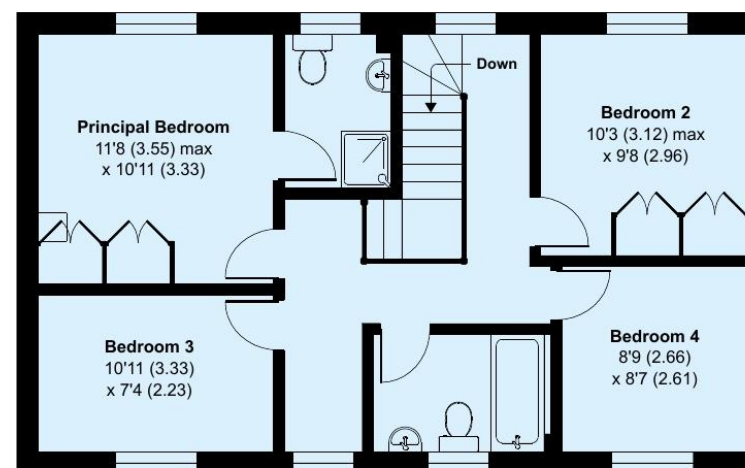
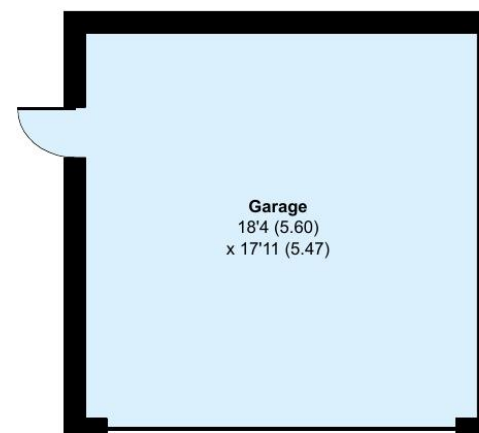
Garage = 330 sq ft / 30.6 sq m

Total = 1870 sq ft / 173.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1519988



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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.