KingsLand
Property & Land Agents



Brickyard Lane, Bourton, Gillingham, Dorset, SP8

Guide Price: £417,500

Freehold

Brickyard Lane

Bourton, Gillingham, Dorset, SP8

2 | 1 | 2 | 932 sq ft

Grade II Listed Semi-Detached Stone Cottage

Two Double Bedrooms and Two Reception Rooms

Cosy Sitting Room With Log Burner

Beautifully Maintained Garden With Summer House

Two Off-Road Parking Spaces

Access To Lovely Local Countryside Walks

Guide Price: £417,500

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ABOUT THE PROPERTY

A wonderful opportunity to acquire a charming Grade II listed two-bedroom country cottage, tucked away along a no-through lane in the picturesque village of Bourton. Offering a lovely blend of traditional character, comfortable accommodation and a beautifully maintained garden, the home provides an appealing opportunity for those seeking a more relaxed countryside lifestyle. With scenic walks and open countryside close by, including plenty of routes ideal for dog walking, the property enjoys a quaint village setting. The cottage offers two reception rooms, off-road parking for two vehicles and a delightful rear garden complete with a summer house/workshop, vegetable beds and areas for outdoor entertaining. A newly installed oil-fired heating system, fitted in early 2026, adds further appeal.











GROUND FLOOR

The front door opens into the sitting room, a cosy and characterful reception space featuring exposed beams, flagstone flooring and a front-facing sash window. A log burner provides a welcoming focal point, while a useful storage cupboard offers room for coats and shoes. Stairs rise to the first floor, and a short hallway with inset shelving leads through to the additional ground-floor facilities. This area incorporates a useful utility space with linen shelving and a washer/dryer, alongside a separate office, which offers an ideal setting for home working or hobbies. A separate cloakroom completes this part of the accommodation, fitted with a WC incorporating a space-saving basin within the cistern. Returning through the sitting room, the dining room provides a second reception area, with exposed beams and a side-facing sash window. At the rear, the kitchen is fitted with cream Shaker-style cabinetry and solid oak worktops, complemented by a hanging wall pantry. Integrated appliances include a dishwasher, under-counter fridge and freezer, double oven and four-ring induction hob with extractor above. Expansive windows span the rear of the room, overlooking the garden and allowing plenty of natural light, while a door provides direct access onto the patio.

FIRST FLOOR

The landing provides access to both bedrooms, the shower room and the loft, which is partially boarded and benefits from lighting and a pull-down ladder. The principal bedroom is positioned to the front of the cottage and is a comfortable double room, with a combination of high and low ceilings adding to its character. A front-facing sash window provides natural light, while a wardrobe and chest of drawers are included. Bedroom two is another double room, positioned to the rear and enjoying views across the garden through a sash window. The shower room is fitted with an enclosed shower incorporating a newly installed rainfall shower and handheld attachment, together with a WC and wash basin. A side-facing window provides natural light.

OUTSIDE

The cottage enjoys a particularly attractive position along a country lane, with two gravelled off-road parking spaces to the front. The frontage is bordered by a low stone wall and hedging, with a mature holly tree adding to the cottage's appeal. Red-brick block paving leads to the front door, while a side gate provides access through to the rear garden.

The rear garden is a real highlight of the property and has clearly been lovingly maintained by the current owner. Stepping out from the kitchen onto the patio, there is an ideal area for outdoor dining, with willow hedge-fencing creating a natural division between the different garden areas. Beyond the patio is a dedicated entertaining area incorporating a summer house/workshop, which benefits from lighting and electrics, together with a log store and pizza oven. A low stone wall separates this area from the larger lawn, with a pathway leading alongside towards the vegetable garden. Here, there are established planting beds, a greenhouse and a useful garden shed, providing plenty of opportunity for those who enjoy growing their own produce. Further additions include water butts and an outside tap, making the garden both practical and enjoyable throughout the seasons.

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///walnuts.library.stealthier



ADDITIONAL INFORMATION

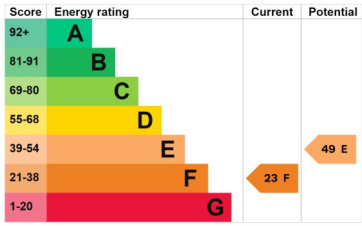
Tenure: Freehold
Council Tax Band: C
Local Authority: Dorset

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.

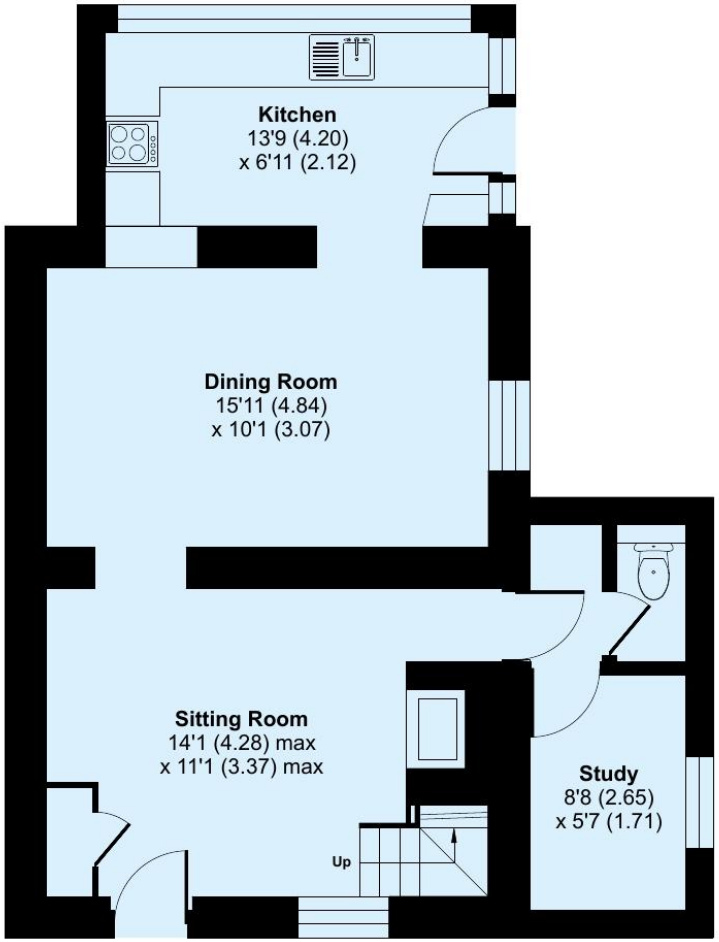


VIEWING

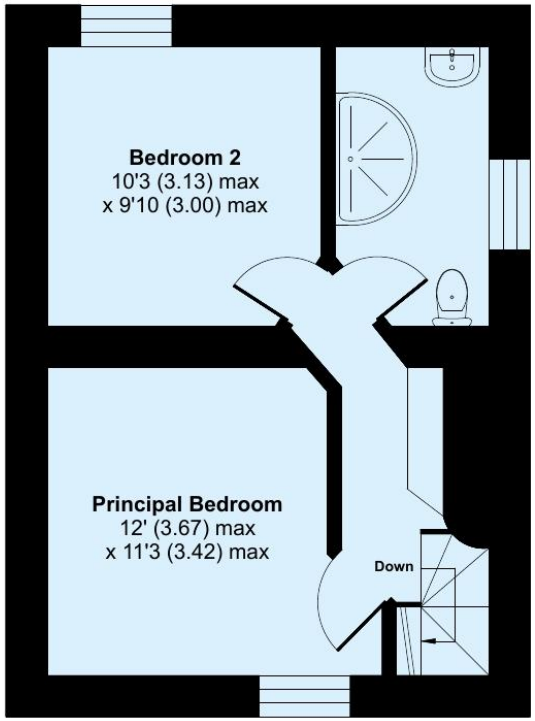
Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email:
sales@kingslandproperty.com

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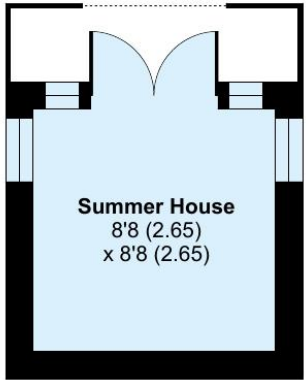
Approximate Area = 932 sq ft / 86.6 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 1008 sq ft / 93.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

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: 1541871

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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.