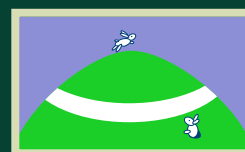


5 Mill Rise, Bourton



£369,950

Gillingham: 01747 824924 Shaftesbury : 01747 851151
 High Street, Gillingham, Dorset SP8 4QT



Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or mis-statement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

5 Mill Rise, Bourton, Dorset, SP8 5DH

5 MILL RISE is an attractive and individual, well appointed modern four bedroom detached house, built in the 1970's, and has been much loved and enjoyed as a comfortable family home for many years by the present owner, The house has been well maintained over the years, but now offers much scope and potential for updating and modernisation, and would benefit from improvement by way of cosmetic decoration. The property enjoys an elevated position in a sought after cul-de-sac with ample parking, garage, generous gardens and far reaching views. An early viewing is highly recommended to secure this desirable property, offering vacant possession.

APPROACHED: Via easy pull in onto tarmac driveway and parking apron, leading to garage.

ENTRANCE VESTIBULE: Outside light, UPVC obscure double glazed front door.

HALLWAY: Spacious reception area, coved and artex ceiling, return staircase, useful walk in cloaks cupboard, under stairs recess, double panel radiator and personal door opens in to garage.

DOWNSTAIRS CLOAKROOM: Modern suite comprising low level W.C, wash hand basin with hot and cold taps (water softener) panel radiator, ceramic tiled splash backs and obscure double glazed window.

Connecting door opens into:

LOUNGE/DINER: 23'8" x 22'9" L-Shaped, nicely proportioned with good ceiling height, coving and artex. Incorporating a comfortable and spacious dining area being bright and airy and triple aspect. Decorative stone wall to return wall with polished wood sill and display plinth, fire place, panel radiator, ample power points and television aerial point. Double glazed windows and full height UPVC sliding patio doors enjoying outlook and access onto garden. Single full height double glazed French door opens onto flagstone paved terrace. Full height glazed partition and matching doors open into hallway.

KITCHEN: 13'3" x 10'10" Nicely proportioned room, well equipped and fitted with an extensive range of attractive limed oak shaker style floor and wall cupboards, with matching drawers and trim, cornice and plinth. Corner display shelves, contrasting roll edge work tops and counters, inset single bowl stainless steel sink and drainer with swan neck mixer taps. Plumbing for appliances, electric cooker points, integrated under counter fridge, ceramic tiled splash backs, panel radiator and fluorescent strip light. Serving hatch and ample space for breakfast table. A large UPVC picture window enjoying pleasant outlook onto gardens, half panelled UPVC double glazed back door to outside.

STAIRCASE: Rise up to:

LANDING: Bannister post and galleried handrail, coved and artex ceiling, loft hatch to roof space, built in airing cupboard housing lagged hot water tank, immersion heater and slatted wood shelving.

MASTER BEDROOM: 14'4" x 12'3" Nicely proportioned room with good ceiling height, coved and artex. Ample power points, panel radiator, UPVC double glazed picture window enjoying pleasant outlook onto garden and neighbouring cottages with far reaching views across the Blackmore Vale.

EN-SUITE/DRESSING ROOM: 9'8" x 6'5" Fully tiled walk in shower enclosure, dresser top with inset wash hand basin and next of drawers, built in wardrobes to return wall, panel radiator, double glazed window, tiled splash backs and shaver point.

BEDROOM 2: 14'4" x 12'3" Well proportioned room with good ceiling height, coving and artex. Panel radiator, ample power points, deep built in cupboard, large picture window enjoying pleasant outlook onto views beyond.

BEDROOM 3: 14'4" x 10'9" Comfortable double room being bright and airy with good ceiling height, coving and artex. Panel radiator, built in double wardrobe and large picture window enjoying outlook onto garden.

BEDROOM 4: 11' x 8'4" Nicely proportioned room with good ceiling height, coving and artex. Built in wardrobes, panel radiator and large picture window enjoying outlook onto gardens and views beyond village.

SHOWER ROOM: (Replacement suite) Modern white suite consisting of large glazed fully tiled walk in shower enclosure with Mira shower, low level W.C, wash hand basin atop medicine cabinet, ceramic tiled splash backs, extractor vent and obscure double glazed window.

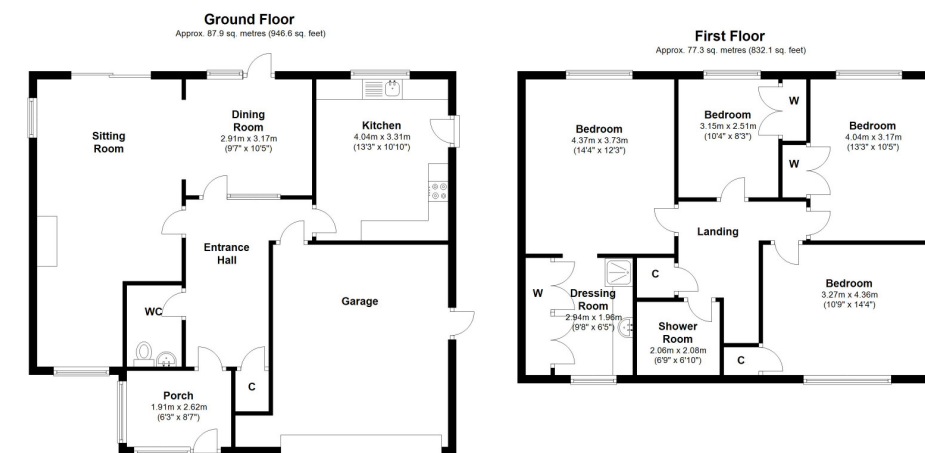
OUTSIDE: The gardens are an attractive and delightful feature being of a good size and extending to approximately 1/3 - 1/4 of an acre, having been well maintained and are predominately laid to lawn and edged with well stocked flowering shrub beds and borders. Connecting pathways lead to all areas of the garden with an established ornamental pond and flagstone paved apron accessed from the dining room, enjoying a sunny spot in the garden. The gardens are planted with mature apple trees and established flowering plants and shrubs all providing colour and interest throughout the seasons. There is a summer house, green house and wooden tool shed. The garden enjoys a sunny and sheltered position and is fully enclosed by timber fencing

DOUBLE INTEGRAL GARAGE: 17' x 15' Metal up and over door (electronically controlled) light and power, 'Grant' oiled fired boiler servicing central heating and domestic hot water, electric fuse board.

Council Tax Band: E
EPC rating:
Property M²:

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.



Total area: approx. 165.2 sq. metres (1778.7 sq. feet)