



Chaffeymoor Hill, Bourton

£3,000 per month



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Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this incredible detached period property found tucked away in the North Dorset village of Bourton. A fantastic example of a traditional home in the countryside, with flexible living accommodation boasting an array of impressive character features. Over the first floor you find four double bedrooms, with the option of utilising one of the downstairs reception rooms as a fifth bedroom with ensuite and dressing room. Perhaps what really makes this property so special, is the amazing gardens stretching across over 3 acres, including a beautiful orchard area and paddocks, with gardening services included in the tenancy. Parking is in no short supply on the gated gravel driveway with timber framed garage and car port. Available now, to interact with the virtual reality tour, please click [here](#).

Situation

Tucked away in Bourton, best characterised as a vibrant community orientated village with a number of excellent facilities including a garage with post office and shop, village hall, primary school, church and public house. The adjoining village of Zeals has similar facilities whilst the Silton doctor's surgery is in fact located on the edge of Bourton. The nearby towns of Gillingham and Wincanton provide a range of services to cater for most everyday requirements. At Gillingham there is a Waitrose supermarket and mainline railway station serving London Waterloo (2 hours). The area also has excellent road links with the nearby A303 providing road access to London via the M3 and to the south west. The cities of Bath, Bristol and Salisbury are within an hours drive. A number of private schools are within easy driving distance.

Rooms

Entrance Hall

Stepping onto the flagstone flooring of the entrance hall you can hang your coats and kick off your shoes, with access to bedroom five/reception room and the lounge as well as a large wooden storage unit.

Lounge

When entering this sizeable lounge, your eyes are immediately drawn to the striking and impressive inglenook fireplace with multi fuel burning stove, a fantastic example of the character and charm on offer, making this the perfect setting for cozy winter nights. Attractive exposed beams, with dual aspect views via sash windows over the garden. Stairs lead to the first floor landing, with access to the study and dining room.

Dining Room

You will find space is in no short supply when hosting family meals and dinner parties within this large dining room, enjoying a triple aspect. Acting as a focal point is the pretty feature fireplace with wood burner, as well as further character features including exposed beams and faux Blue Lias flagstone steps up to the kitchen. Hidden stairs leading to bedroom four/upstairs sitting room.

Kitchen

An impressive kitchen which will truly be the heart of the home. Comprised of a range of shaker style wall and base units topped by wood block work surface, with inset ceramic sink overlooking the rear and additional ceramic one and a half bowl sink drainer overlooking the front. Range cooker with five ring induction hob and matching cooker hood over, with freestanding dishwasher and American style fridge freezer. Tiling to the splash backs and oak flooring, with doors to the pantry and rear garden.



Study

Positioned to the front of the property, here you can create an ideal area for those who are looking to work from home.

Boot Room

Accessed via the parking, the boot room provides space for you to kick off your shoes and hang your coats before entering the main body of the property.

Cloakroom

Comprised of a wash hand basin and WC with tiling to the splash backs, housing the oil fired boiler.

Bedroom Five

Accessed via the entrance hall, this reception space would lend itself perfectly to being utilised as a ground floor bedroom with dressing room and ensuite. A beautiful fireplace with brick hearth acts as the focal point, with recessed shelving to one side. Enjoying a dual aspect with views to the side and front garden.

Dressing Room

With fitted wardrobes offering shelving and hanging space, leading to the downstairs bathroom.

Downstairs Bathroom/Ensuite

Comprised of a bath with shower over, wash hand basin and WC with wall mounted vanity unit over. Tiling to the splash backs and wood effect laminate flooring.

Landing

Stairs from the lounge lead to the landing, offering access to all bedrooms, bathroom, and ample storage within a triple cupboard.

Bedroom One

A spacious double bedroom positioned to the front of the property, with built in wardrobes providing hanging space where you can store away all of your clothes. Access to the ensuite.

Ensuite

Comprised of a shower cubicle, wash hand basin and WC. Recessed storage cupboard, with wood effect laminate flooring and tiling to the splash backs.

Bedroom Two

Positioned to the front of the property, with a feature old fireplace which could be used for storage. A deep window can be transformed into a window seat welcoming in natural light.

Bedroom Three

A further double bedroom benefitting from a beautiful display of exposed beams making this an excellent space to create a haven where you can look forward to waking up to views over the gardens.

Bedroom Four/Upper Sitting Room

This double bedroom enjoys an array of built in storage, including hanging space and shelving. Exposed beams offer a welcomed sense of charm, with access to the ensuite and stairs down to the dining room. If the additional bedroom space is not required, this room would serve as a fantastic additional reception space.

Bathroom

Comprised of a bath with shower over, wash hand basin and WC, with wall mounted storage cupboard. Wood effect laminate flooring.



Bathroom Two

Comprised of a bath with shower over and hooks for a shower curtain, wash hand basin, WC and chrome towel radiator. Tiling to the splash backs.

Gardens

Wrap around gardens and paddocks which cover almost three acres, the incredible plot must be viewed to be truly appreciated. From the rear of the property a patio area provides space to sit back and enjoy the sunshine whilst admiring the beautiful surrounding scenery. To one side, a stone archway leads to a generous stretch of lawn decorated by a beautiful array of mature shrubs and plants. Travelling further into the rear garden via stone steps through well manicured lawns, a picturesque orchard provides a thriving display of fruit trees, and you can enjoy the tranquil sounds of the running stream at the bottom of the garden. To one side you will find a wood store ideal for the various fireplaces within the property. There is no need to worry about cutting the grass as this service is included within the tenancy.

Driveway

Parking for multiple vehicles can be found on the gravel driveway with gate to the front.

Garage

A timber framed detached garage with car port parking for two cars.

Directions

From our office head out onto the A361 by pass and head south. Take the B3092 towards Maiden Bradley and continue on towards Stourhead Gardens and House. Turn right onto Stourton High Street and then take the first left onto Bells Lane. At the end of the road turn right onto New Road, continue along before turning right onto Chaffey Moor Hill. The property will be found on your left hand side.

Agent Notes

The tenancy also includes a gardening service for maintenance of the lawns. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





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