



Bourton, Dorset

£450,000

Council Tax Band C Tax Price £2,225 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Call Forest Marble 24/7 after interacting with the virtual tour around this well proportioned 4/5 bedroom Grade II listed family home in the heart of the village of Bourton, Dorset. The property offers versatile living accommodation over two floors and represents an opportunity to further make the home somewhere to sow long term roots. The southerly aspect gardens to the rear offer a great area to spend with the family and also the vegetable plots will keep the most green fingered of us content, especially with the view over the fields to the rear. To interact with the virtual tour please follow the link - <https://tour.giraffe360.com/rosbourtondorset/>**

### **What The Vendor Loves About Their Home**

Having been in tied accommodation for some time we were keen to find somewhere we could set down our roots and call home. We came across this delightful character property and realised that this would be ideal for us and our children. The location was great with easy access to the A303 and local train network. We knew Bourton, and have always loved that it is one of the few villages to still have a local pub, village store, post office, garage, vibrant village hall and local primary school.

The property, albeit in need of some TLC at the time, had the space we were after and we now enjoy it all together as a family. Unfortunately work means we are required to move again and we will truly miss our village home.

### **Key Features**

- Spacious Character Property
- Popular Dorset Village
- Flexible Accommodation
- Generous Gardens with Countryside Views
- 4/5 Bedrooms
- Parking with EV Charging Point

### **Situation**

This family home lies in the heart of Bourton, best characterised as a vibrant community orientated village with a number of excellent facilities including a garage with post office and store, 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.



## Rooms

### Lounge

18'8" x 13'11" (5.73m x 4.00m)

### Kitchen

8'9" x 14'9" (2.71m x 4.54m)

### Utility Room

4' x 7'11" (1.22m x 2.17m)

### Sunroom

14' x 9'8" (4.27m x 2.99m)

### Dining Room

11'2" x 9'8" (3.41m x 2.99m)

### Rear Lobby

4'4" x 9'7" (1.34m x 2.96m)

### Rear Hallway

5' x 12'2" (1.52m x 3.72m)

### Bedroom

12' x 13'2" (3.66m x 4.02m)

### Bedroom

8'8" x 8'9" (2.68m x 2.71m)

### Bedroom

6'10" x 11'10" (1.86m x 3.38m)

### Shower Room

4'11" x 8'7" (1.25m x 2.65m)

### First Floor Landing

10'6" x 2'10" (3.23m x 0.64m)

### Bedroom

7'11" x 14'5" (2.17m x 4.42m)

### Bedroom

10'3" x 11'6" (3.14m x 3.54m)

### Bathroom

9'4" x 10'4" (2.86m x 3.17m)

## Garden

A sizeable southerly facing garden in three distinct areas with a main garden mainly laid to lawn with shrub and herbaceous borders, vegetable plot and Sand covered games area.

## Parking and Workshop

Parking to the rear with gate to entrance. Wooden workshop with EV charging point.

## Directions

From the A303 Eastbound, take the Gillingham exit and turn right towards Bourton. Upon entering the village the property can be found on the right hand side just beyond the local garage.

## Agent Notes

The vendors have highlighted to us that the property is Grade II listed. 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.





FLOORPLAN

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