



Witch Close, East Stour

£450,000

Council Tax Band D Tax Rate £2,630 per annum



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PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this beautifully presented and fully modernised detached bungalow that offers a fabulous plot with extensive gardens and uninterrupted rural views. The home boasts three well proportioned bedrooms, the third of which is currently utilised as an additional reception or study room, along with a bright and light main reception room with ample space available for both lounge and dining furniture. The kitchen is contemporary in style and, as with the bathroom, has been fully overhauled and newly fitted in recent years. The overall scale of the bungalow is impressive, the gardens in particular will offer plenty of opportunity to even to keenest gardener, whilst also being ideally suited to families who are looking for lots of room to play and relax. Driveway parking to the front will accommodate multiple vehicles and the home includes an attached garage with electric roller door. To view the virtual tour please follow this link: [Click Here](#)

Situation

Sat in a quiet cul-de-sac of similar properties on the fringe of the village of East Stour which is one of the group of villages locally known as The Stours. The village enjoys two public houses, award winning Udder Farm shop and a local garage. The town of Gillingham is just to the North and the towns of Shaftesbury and Sherborne are a short drive away. Within Gillingham you will find a wide range of local activities to get involved in; with North Dorset Rugby Club, Gillingham Football Team, local sports centre, youth centre to name but a few. There is a number of nursery and primary schools to choose from and a well regarded secondary school servicing the community. The town lies on the main London Waterloo to Exeter line and there is a regular service on the hour which will find you into London within 2 hours. Within the town centre you will find a range of local independent shops, Waitrose supermarket, countryside store, restaurants and public houses.

Key Features

Detached Bungalow
Outstanding Condition
Stunning Views
Manicured Gardens
Large Lounge
Three Bedrooms
Garage and Driveway Parking



Rooms

Porch

7'11" x 5'6" (2.41m x 1.68m)

Entrance Hallway

7'3" x 14'9" (2.21m x 4.50m)

Lounge Diner

18'1" x 11'11" (5.51m x 3.63m)

Kitchen

9'0 x 14'1" (2.74m x 4.29m)

Bedroom One

11'10" x 10'11" (3.61m x 3.33m)

Bedroom Two

11'9" x 10'10" (3.58m x 3.30m)

Bedroom Three

10'1" x 8'4" (3.07m x 2.54m)

Bathroom

5'11" x 7'9" (1.80m x 2.36m)

Garage

9'7" x 20'2" (2.92m x 6.15m)

Directions

From our offices head South on the B3092 and upon entering Gillingham follow the road through keeping Waitrose on your left. Proceed over the railway bridge and turn right on New Road. Follow this road until you reach East Stour and then passed the village hall on your right hand side turn right onto Witch Lane and then left into Witch Close. The property will be found on your right hand side.

Agent Notes

Additional material information may be available from the agent. 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 outcome 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 Bath, Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages.





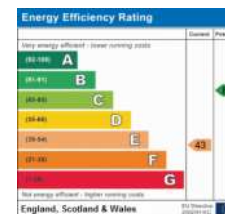
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