



15 Mill Rise



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Bourton, Gillingham, Dorset, SP8 5DH

A303 1.5 miles. Wincanton 5 miles. Gillingham & Train Station
4.5 miles. Bruton 7.5 miles.

A beautifully presented four bedroom detached family home in the desired village of Bourton enjoying ample parking, garage and garden with countryside views.

- Spacious Detached Family Home
- Kitchen/Dining/Family Room
- Three Further Double Bedrooms
- Mature Gardens and Countryside View
- Sitting Room with Log Burner
- Principal Bedroom with En Suite Facilities
- Garage with separate Workshop

Offers In Excess Of £450,000

DESCRIPTION

15 Mill Rise comprises a contemporary designed detached house built principally of stone with tiled cladding, set beneath a tiled roof. The property was built in the 1970's and has a front porch extension and rear balcony addition to enhance enjoyment of the countryside views. The accommodation is light and spacious and has been sympathetically upgraded to a very high standard by the current owners to provide modern comfortable living. Within the heart of the house is the stunning bespoke kitchen/family room with bi-folding doors out onto the raised balcony, glazed double doors open into sitting room which has triple aspect windows to allow natural light and benefits from a modern log burner. There are four double bedroom and two bathrooms on the lower ground floor. Ample off road parking in front of the large single garage, separate workshop and store, front and rear gardens.

LOCATION

15 Mill Rise is situated in the sought after village of Bourton which is located north of the old market town of Gillingham. Bourton has a range of amenities including public house, garage with convenience store and primary school. The property is within walking distance of the famous National Trust property at Stourhead. There is a regular bus service linking to Gillingham and beyond, where further recreational, shopping and scholastic facilities can be found, including the mainline rail link to London (Waterloo) and Exeter. The town of Wincanton is approximately 5 miles where additional facilities are available including health centre Post Office, library, public houses, churches and two primary schools. There are also excellent sport facilities including an indoor sports centre with swimming pool together with National Hunt racing which takes place at Wincanton Racecourse on the edge of the town. Nearby towns include Bruton, which includes the Hauser & Wirth Art and Exhibition Gallery, together with its popular dining experience and the nearby Newt Country Estate and it's magnificent woodland and gardens.



ACCOMMODATION

The new entrance porch has tall glazed panels and door with side aspect window giving access to the inner hall, it is light and inviting with Kamdean herringbone wood effect flooring. All of the internal doors on this floor are oak veneered, with the first one leading into cloakroom and personal door leading into the garage. Stairs lead down to the lower ground floor with contemporary glass balustrades and wooden handrails. The flooring continues through to the kitchen/dining/family room with large windows to the rear including bi-folding doors to the balcony. The kitchen has been beautifully finished with a range of high gloss wall and floor mounted cupboards and drawers. The area has integrated appliances including electric double oven and comprises 1 ½ bowl sinks with mixer taps over, adjoining granite worktops. Large colour contrasting central island unit with breakfast bar space, induction hob and stainless steel and glass cooker hood over. Attractive tiled flooring in the kitchen space. Glazed double doors access into the sitting room which has been decorated in neutral warm tones and has triple aspect windows along with a Juliette balcony and tilt and turn door. Modern log burner and granitehearth.

On the lower ground floor the hall gives access to all of the rooms. The principal bedroom benefits from built in double wardrobes and rear aspect views over the garden, there is an adjoining en suite shower room with close coupled WC and wash hand basin. Bedroom 2 enjoys double doors leading onto the garden. Bedroom 3 has rear aspect views and the added benefit of a built in double wardrobe. Bedroom 4 also enjoys views over the rear garden. The family bathroom comprises a modern white bathroom suite with panelled bath central mixer tap/shower attachment, pedestal wash hand basin, back to wall WC, walk in shower cubicle and part tiled walls.

GROUNDS AND GARDENS

The property is approached from a quiet residential street giving access onto a driveway with cast iron painted railings, leading to the garage. There is a sloping lawn on one side with personal door to the store room which is ideal for garden tools etc. and step leading down to a workshop on the other. The garage measure 15'10 max x 14' max with side aspect window, power and light connected. Useful utility area with space for washing machine/tumble dryer and additional cupboard storage, water softener and trap access with ladder to the roof void.

The rear garden is enclosed by panel fencing giving much privacy and is mainly laid to lawn. The mature shrubs and trees punctuate through the area, surrounding the circular patio. The flower borders are stocked ready for the spring bulbs to emerge next year and the vegetable patch is ideally placed for home growing. Step rise to the veranda with glass balustrade and ideal seating area to enjoy the countryside views beyond.

SERVICES

Mains electricity, water and drainage are connected. Electric heating system.

VIEWINGS

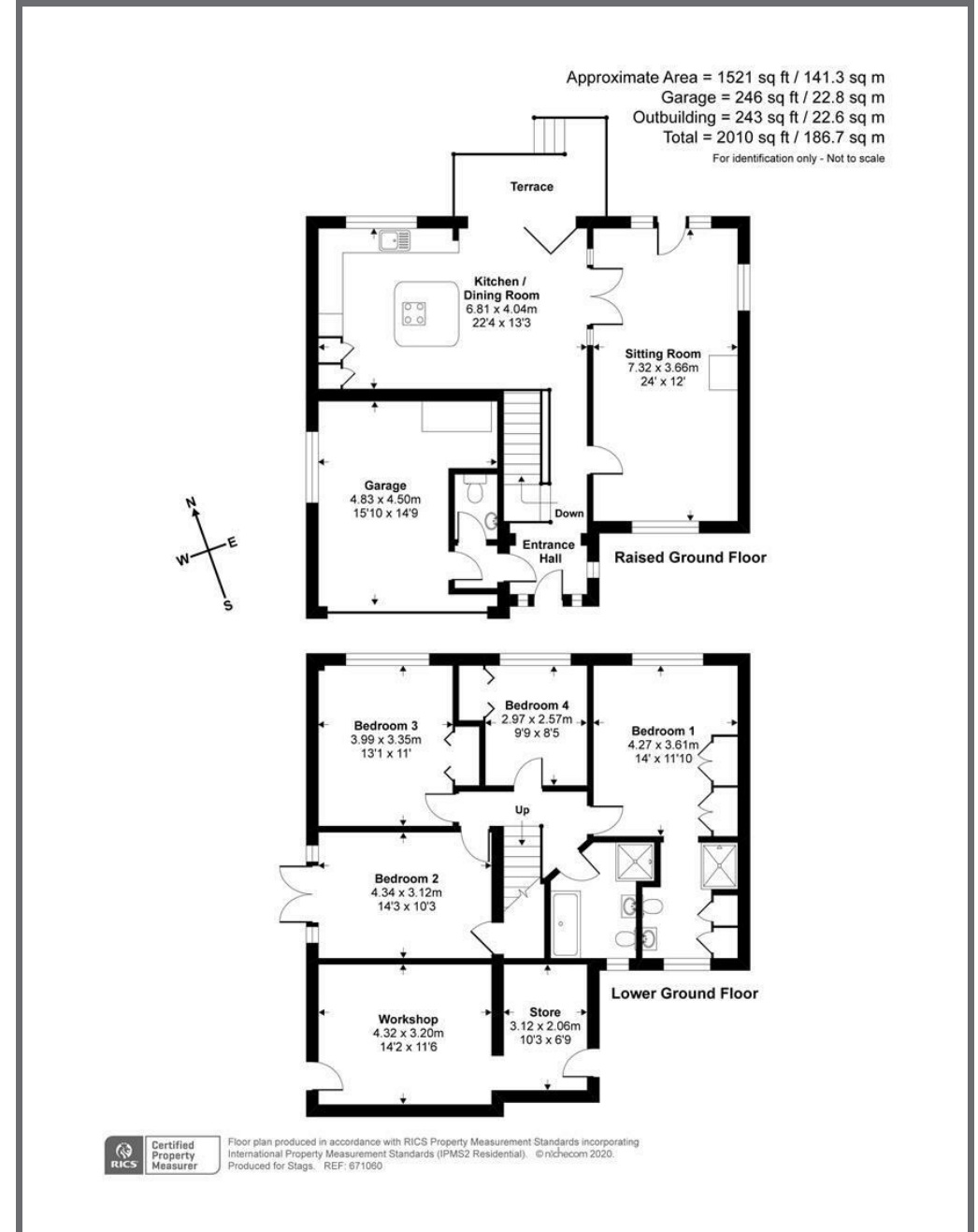
Strictly by appointment through the vendor's selling agent, Stags Yeovil Office Tel: 01935 475000

DIRECTIONS

From the hospital roundabout in the centre of Yeovil take the exit signposted Kingston/A37. At the college roundabout take the 3rd exit signposted Mudford/Queen Camel/A359. Continue on the A359 until reaching the village of Sparkford where the A303 junction can be found. Proceed onto the A303 towards Wincanton/Andover/London. Continue for approximately 10 miles, past the turning to Wincanton. Take the following turning onto the B3081 and at the T-junction turn right towards Bourton. After approximately 1.5 miles enter the village of Bourton, turn left into Mill Lane then right into Mill Rise.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	79
England & Wales		EU Directive 2002/91/EC	

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