



HAMBLETON  
ESTATE AGENTS

1 PLEASANT VIEW  
BOURTON  
SP8 5BU



£475,000

# 1 Pleasant View, Bourton, Dorset, SP8 5BU.

A stunning and highly versatile four bedroom semi-detached chalet style home, set in an elevated position with breathtaking, far-reaching views across the surrounding countryside.

Over the past three years, the current owners have thoughtfully refurbished and extended the property, creating a truly exceptional home.

The heart of this home is undoubtedly the kitchen, a striking space featuring an extensive range of sleek wall and base units complemented by a stunning glass work surface. The kitchen is fully equipped with premium appliances, including two eye-level Neff "slide & hide" ovens, microwave, five ring induction hob, and a large central island, making it the perfect area to create delightful meals.

Adjacent to the kitchen is a spacious dining room, providing a seamless flow into the inviting sitting room. Bi-folding doors open directly into the rear garden, creating a connection between indoor and outdoor living.

Flexibility is offered on the ground floor, with a well-proportioned double bedroom, along with an adjacent dressing room, and en-suite shower room.

Upstairs, you will find two generously sized double bedrooms, both with delightful views of the surrounding countryside. The third bedroom, a comfortable single, enjoys an outlook over the garden and fields. A modern family bathroom features a luxurious freestanding bath, creating a tranquil space to unwind.

Outside, the property is approached via a shared entrance leading to private parking with ample space for several vehicles. The rear garden is a true highlight, offering a generous space ideal for family activities or keen gardeners. A charming covered seating area is perfect for alfresco dining or entertaining, and within this area, an impressive studio/workshop (14'8" x 12'1") offers a multitude of potential uses.

Beyond the seating area, a large expanse of lawn leads to a wildlife corner and substantial timber cabin (19'2" x 16'), fully lined and equipped with light and power, perfect for use as a home office, gym, or creative space.

In addition to the above, the property boasts numerous recent improvements, including new windows, doors, boiler, radiators, and an EV charging point, further enhancing its appeal.

In summary, this superb family home, located on the edge of a sought-after village, is sure to attract considerable interest. With its extensive refurbishment, versatile layout, and exceptional standard of finish, it offers an ideal opportunity for those seeking a property that is ready to move into and enjoy.

**LOCATION:** The village of Bourton is situated on the Dorset/Somerset/Wiltshire border with the lovely countryside of the Blackmore Vale, West Wiltshire Downs and South Somerset all close at hand as well as woodland walks nearby at Penselwood and the famous National Trust gardens at Stourhead. Bourton has good everyday facilities including a garage with post office/shop, pub, church and primary school whilst on the edge of the village is the Silton surgery and pharmacy. More comprehensive shopping, leisure and health amenities are available at Wincanton, Shaftesbury and Gillingham, the latter also having a mainline railway station with direct services to London (Waterloo) and the West Country. With its proximity to the A303, Bourton offers convenient road access to London, the motorway network, Salisbury, Sherborne, Bath and Yeovil. There are a number of well regarded schools in the area in both the private and state sectors as well as a variety of rural pursuits including walking, riding, cycling and golf with racing at Wincanton, Bath and Salisbury.

## **ACCOMMODATION IN DETAIL:**

### **GROUND FLOOR**

Contemporary style composite front door to enclosed entrance porch with dual aspect double glazed windows and door to:

**ENTRANCE HALL:** Dado rail and stairs to first floor.

**KITCHEN/BREAKFAST ROOM:** 16'11" x 12'4" A stunning kitchen comprising sink set into a glass work surface with cupboard below.

Further range of modern gloss fronted handleless wall, drawer and base units topped with a glass work top. Five tall units incorporating two NEFF 'slide and hide' single ovens, built-in NEFF microwave, Bosch larder fridge, frost free freezer, dishwasher and washing machine. Wine rack, recycle unit, larder cupboard and long island unit/breakfast bar with inset five ring induction hob. Double glazed window to front aspect and door to:

**DINING ROOM:** 10'10" x 8'4" Radiator, skylight window, arched alcove, picture light point, smooth plastered ceiling with downlighters and wide opening to:

**SITTING ROOM:** 21'1" x 12'3" (narrowing to 8'9") A light and airy room with bi-folding doors leading out to the rear garden. Long alcove providing a focal point for a wall mounted television, vertical radiator, skylight window, radiator, smooth plastered ceiling and door to:

**CLOAKROOM:** Combined WC and wash basin, and double glazed window to side aspect.

**BEDROOM 1:** 11'10" x 10'4" A spacious double bedroom with double glazed window to front aspect enjoying far reaching views. Radiator, coved and smooth plastered ceiling and archway to:

**DRESSING ROOM:** 13'3" x 13' (narrowing to 7'1") A spacious L shaped room with fitted wardrobe, built-in cupboard, radiator, double glazed window to side aspect and door to:

**EN-SUITE SHOWER ROOM:** A modern stylish suite with large shower cubicle, wall mounted wash basin unit, low level WC, vertical radiator with towel rail, smooth plastered ceiling with downlighters and double glazed window.

From the entrance hall stairs to first floor.

### **FIRST FLOOR**

**LANDING:** Radiator and dado rail

**BEDROOM 2:** 13'1" (into bay) x 11'11" Radiator and double glazed window to front aspect with far reaching views over the Blackmore Vale.

**BEDROOM 3:** 13'1" (into bay) x 10'5" Radiator, built-in cupboard and double glazed window to front aspect with delightful countryside views.

**BEDROOM 4:** 8'6" x 7'1" Radiator, eves cupboard, double glazed window to rear aspect and wall to wall fitted cupboard housing Stelflow pressurised water cylinder.

**BATHROOM:** A delightful family bathroom featuring a modern free standing bath, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, double glazed window and smooth plastered ceiling with downlighters.

**SERVICES:** Mains water, electricity, drainage, oil fired central heating and full fibre broadband available with Wessex internet.

**COUNCIL TAX BAND:** C

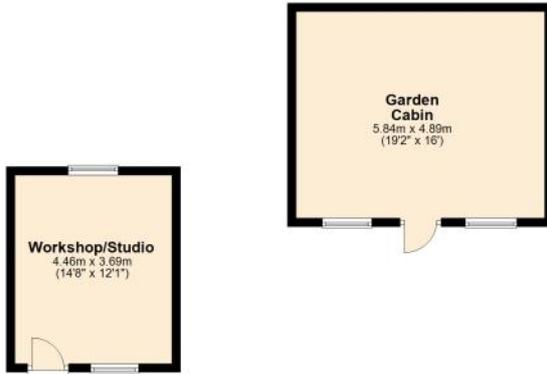
**TENURE:** Freehold

**VIEWING:** Strictly by appointment through the agents.

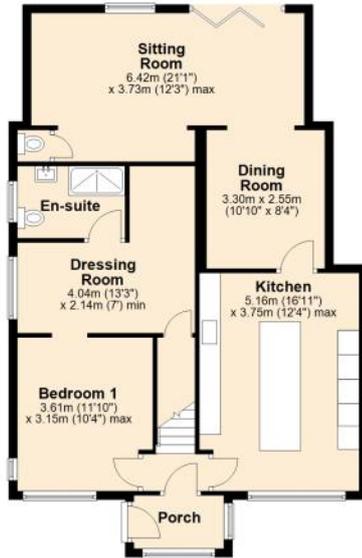
**IMPORTANT NOTICE** For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



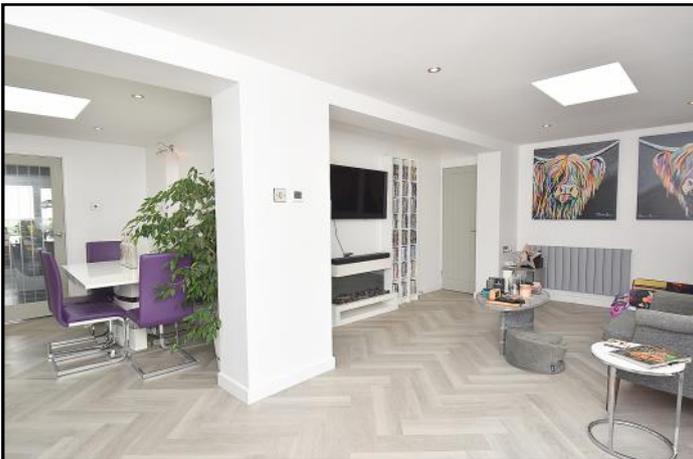
**Ground Floor**  
Approx. 86.4 sq. metres (930.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		77
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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Total area: approx. 134.2 sq. metres (1444.8 sq. feet)





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