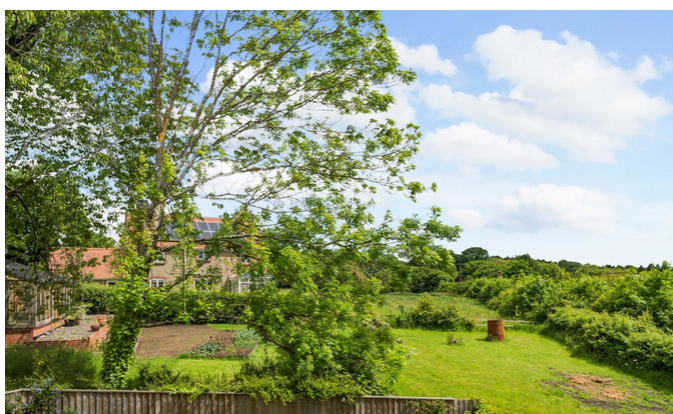


# Maycroft

Bourton, SP8 5FR

COOPER  
AND  
TANNER



£386,995

A delightful and beautifully presented three bedroom detached family home that enjoys a tucked away position in a private cul de sac of only six homes. Outside you will find neatly arranged landscaped grounds along with a block paved driveway and an integral single garage. The property is situated in the village of Bourton that is situated on the Dorset / Somerset / Wiltshire border.

# Maycroft

## Bourton

### SP8 5FR

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## £386,995

### DESCRIPTION

An outstanding and beautifully presented modern detached family home that is located in a private cul de sac of six other homes. The current sellers have carried out various improvements and tasteful upgrades making this a must see residence. The open plan luxury kitchen / dining room offers an excellent family and social space. The accommodation comprises an entrance hall with stairs to the first floor, and Oak doors give access to the ground floor WC. and utility room. The stunning fitted kitchen that has a wide range of units with integrated appliances, The kitchen opens onto the spacious dining area with an opening to the sitting room with doors to the rear patio.. On the first floor, a landing with Oak doors gives leads to the three bedrooms, en-suite and family bathroom. The home has air source pump heating and complimented with double glazing throughout. Outside a block paved driveway offers off street parking with an area of planting to the side. A gate leads to the stunning landscaped grounds incorporating wall, fencing, hedging and paved patio. We strongly urge the importance of an immediate viewing.

### LOCATION

The village of Bourton is located on the Dorset / Somerset / Wiltshire and borders the most stunning countryside known as the Blackmore Vale. The West Wiltshire Down and South Somerset are also close. There are pleasing woodland walks along with the National Trust gardens at Stourhead. The village of Bourton has a local post office, shop and pub along with a church and primary school. .Bruton, with Hauser & Wirth Gallery, MAKE, Osip and At the Chapel, is 15 minutes drive and Frome, with its monthly independent market and range of good restaurants, pubs and galleries is a 20 minute drive. It is also ten minutes from a number of excellent gastropubs including The Grosvenor at Hindon, The White Lion in Bourton, The Bath Arms and The Bell & Crown in Zeals.

### TAX BAND

E









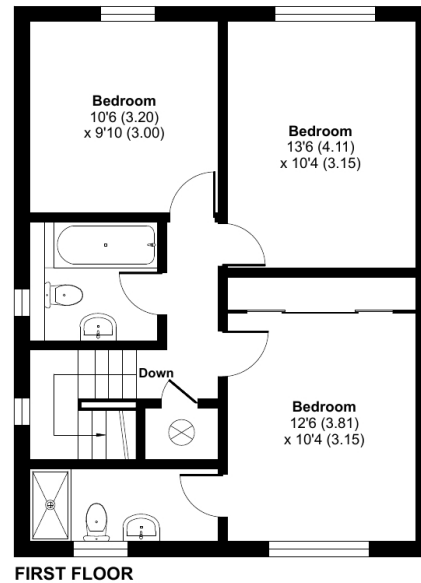
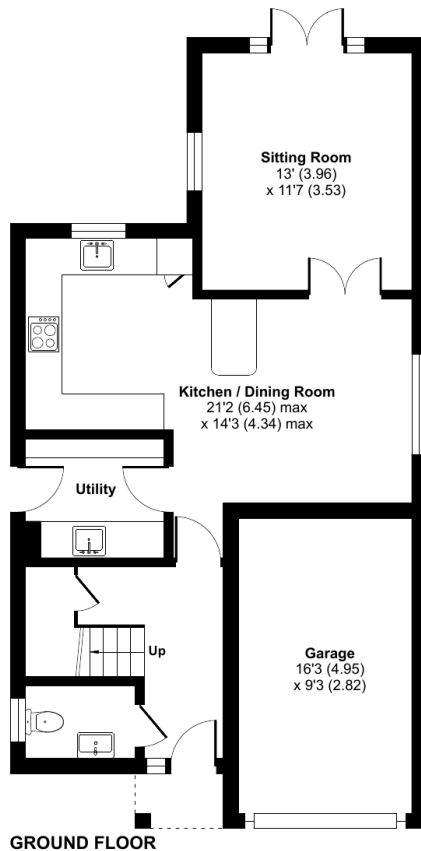
## Maycroft, Bourton, Gillingham, SP8

Approximate Area = 1178 sq ft / 109.4 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1332 sq ft / 123.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1133492

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