



## **Back Street**

### **East Stour SP8 5JY**

A beautifully presented four-bedroom detached home, newly built in 2025 and set within the thriving village of East Stour. Offering two modern bathrooms, spacious living throughout and the reassurance of a 10-year build warranty, this is an ideal family home. Early viewing is highly recommended.

**Asking price £450,000 Freehold**







### The Property

Sandilands House is a brand new detached stone property, completed in 2025 by the highly regarded local firm Acorn Builders.

Constructed of stone with brick quoins under a pitched slate roof, it combines traditional character with modern design and efficiency, offering well-planned accommodation ideally suited for family living.

The ground floor features an impressive 18' sitting room with French doors opening onto a south-facing terrace, creating a light and welcoming space. The kitchen and dining room are equally well designed, also benefitting from French doors to the garden and fitted with an extensive range of AEG appliances. A cloakroom completes the ground floor, which is enhanced by underfloor heating throughout. Upstairs, the property provides four generously sized double bedrooms. The master bedroom enjoys its own ensuite bathroom, while the remaining bedrooms are served by a stylish family bathroom. Outside, the property is approached via a tarmac driveway with ample parking and turning space, as well as an EV charging point. To the rear lies a private south-facing garden with a terrace, perfect for outdoor entertaining. The garden extends around the west side of the house and includes a gravelled storage area to the east.

This modern family home also benefits from an air source heat pump, no onward chain, and the reassurance of an Advantage build warranty.



### The Location

East Stour is a well-served village with two public houses, a farm shop, coffee shop, restaurant, and an active local community. It lies amidst the attractive rolling countryside of the Blackmore Vale.

The nearby town of Gillingham, approximately 2 miles away, provides a comprehensive range of everyday facilities including supermarkets such as Waitrose, a variety of shops and services, and a mainline railway station with services to London Waterloo.

The A30, about half a mile from the village, offers convenient access to Shaftesbury, Sherborne, and Salisbury. The A303, situated just north of Gillingham, provides excellent road connections to Yeovil and the south coast.

The surrounding area is well regarded for its choice of both state and independent schools and offers an abundance of countryside ideal for walking and riding.

### Additional Information

Services: Mains water, air source heat pump, electricity, and drainage.

Local Authority: Dorset Council Council Tax Band: TBC

Energy Performance Certificate (EPC):  
Rating – C

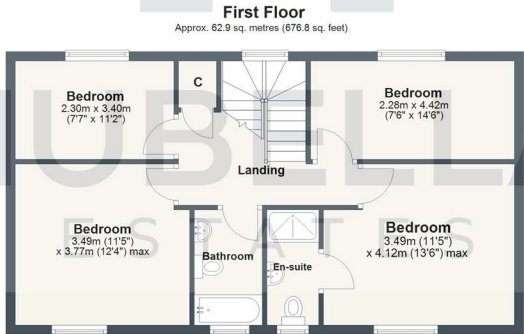
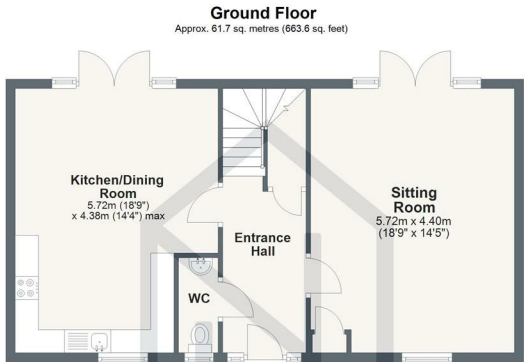
Please Note: All services, systems, and appliances listed in these particulars have

not been tested, and therefore we cannot guarantee they are in working order.

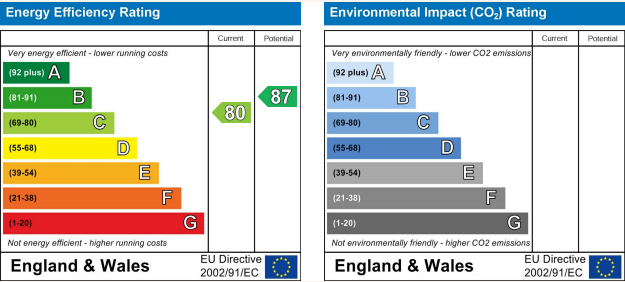




Local Authority  
Council Tax Band **New Build**  
EPC Rating **C**



Total area: approx. 124.5 sq. metres (1340.4 sq. feet)



**Gillingham Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.