



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



West Street  
Kington Magna

Guide Price  
£470,000

A fabulous opportunity to purchase a detached village home offering around 1862 sq. ft (173 sq. m) of living space with three double bedrooms, sitting in manageable grounds and presented to the market with the bonus of no onward chain. The property is located in the pretty village of Kington Magna, which boasts a medieval pond near the Norman church which was restored in 1862 and hall, which hosts a variety of activities. Gillingham is about three and half miles away where there is a range of shops and mainline train station serving London Waterloo and the West Country. The property has been a very much loved and enjoyed home to our seller for the last thirteen years. During this time it has been well maintained and provides comfortable accommodation with the option to change to one's own taste, as required. The property has an easy to use layout with well proportioned rooms and conforming to current lifestyle trends has a wonderful open plan kitchen and dining room that opens into the garden room and where memories will be made with family and friends. This lovely home benefits from uPVC double glazing and propane gas fired central heating. A viewing is vital to truly appreciate what this home has to offer as well as the position in the village. An early viewing is strongly urged to avoid missing out on the chance to be the next owner.

In brief, the ground floor accommodation consists of a roomy and welcoming entrance hall, double aspect sitting room with feature fireplace and open plan kitchen and dining room with opening into the garden room. There is also a pantry, utility and ground floor bathroom. On the first floor there is space on the landing for a study area, shower room and three double bedrooms, principal with walk-in wardrobe. Outside there is a low maintenance garden, two garages and generous driveway parking.

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## ACCOMMODATION

### Ground Floor

#### Entrance Hall

The entrance to the property is to the side where there is a storm porch. Part pane glass timber door with full height window to the side opens into a roomy and welcoming hall. Window to the front overlooking the lane. Ceiling lights. Coved. Two radiators. Central heating programmer. Power and telephone points. Stairs rising to the first floor with recess under. Door to the bathroom, kitchen and to the:-

#### Sitting Room

Boasting a double aspect with window to the rear and to the front overlooking the lane. Ceiling lights and uplighters. Coved. Three radiators. Power and television points. Feature stone fireplace with display alcoves and stone hearth.

#### Kitchen/Dining Room

**Kitchen Area** - Window with tiled sill overlooking the drive to the side. Recessed ceiling and wall lights. Radiator. Power and telephone points. Fitted with a range of farmhouse style kitchen units consisting of floor and eye level cupboards. Work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer with mixer tap. AGA with two hotplates and choice of oven. Built in additional oven and ceramic hob. Tiled floor. Door to the pantry and step up into the:-

**Dining Area** - Window to the drive side. Recessed ceiling lights. Radiator. Power points. Laminate flooring. Opening and step down into the:-

#### Garden Room

Of stone wall and uPVC construction with tongue and groove ceiling. Windows to the sides and rear and door opening to the side. Wall lights. Radiator. Power points. Laminate flooring.

#### Pantry

Ceiling light. Power points. Eye level cupboard and work surface with shelves under plus space and plumbing for a dishwasher. Power points. Space for a fridge/freezer. Built in large larder cupboards with shelves. Tiled floor. Opens to the:-

#### Utility

Door to the rear and window to the rear. Ceiling light. Wall shelves. Power points. Work surface with tiled splash back and stainless steel sink and drainer. Floor cupboard and space and plumbing for a washing machine. Tiled floor.

#### Bathroom

Obscured glazed windows with tiled sill to the front elevation. Recessed ceiling lights. Coved. Radiator. Part tiled walls. Wall mounted bathroom cabinet. Fitted with a suite consisting of bath with mixer tap and shower attachment plus full height tiling to the surrounding walls and shower screen, vanity wash hand basin with mono tap and low level WC with dual flush facility. Storage cupboard fitted with shelves. Cupboard housing the propane gas boiler. Wood effect laminate flooring.

### First Floor

#### Landing

Stairs rise to a part galleried landing with space for a study

area. Window overlooking the rear garden. Ceiling light. Smoke detector. Access to the loft space with pull down ladder. Radiator. Power points. Access to the eaves storage. Inner landing with linen cupboard fitted with slatted shelves and a radiator.

#### Bedroom One

Full height windows to the front overlooking the lane. Ceiling lights. Radiator. Power and telephone points. Walk in wardrobe fitted with recessed ceiling lights and shelves.

#### Bedroom Two

Enjoying a double outlook with window to the rear and to the side with field view. Recessed ceiling lights. Radiator. Power and television points.

#### Bedroom Three

Window to the front with partial countryside views. Ceiling light. Radiator. Power and television points.

#### Shower Room

Obscured glazed window with tiled sill to the side elevation. Recessed ceiling lights. Part tiled walls. Radiator. Fitted with a suite consisting of corner shower cubicle fitted with an electric shower and sliding doors, low level WC and vanity wash hand basin with tiled splash back. Laminate flooring.

### Outside

#### Double Garage and Parking

The is approached from the lane via double timber gates onto a block paved drive that leads up to the garages. There is plenty of space to park at least four cars. The double garage is divided into two garages - both with light and power. The left hand garage measures - 5.92 m x 2.82 m (19'5" x 9'3") and the right hand side - 6.48 m x 2.59 m (21'3" x 8'6").

### Garden

The garden has been landscaped for ease of maintenance with beds bordering the drive and planted with lavender, vegetable beds and rose garden. There is an arbour plus to the other side of the drive there is a seating area beneath a pergola and steps leading down to the back door. To the side of the garage there is a further area with greenhouse. The garden is fully enclosed by stone walling and adjacent to a field on one side.

### Useful Information

Energy Efficiency Rating E  
Council Tax Band TBA  
Propane Gas Fired Central Heating  
uPVC Double Glazing  
Mains Drainage  
Freehold  
No Onward Chain

### Directions

#### From Gillingham

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right onto Wyke Street, then left turn onto Broad Robin. Continue on this road (its quite winding) until the very end. Go straight over onto Church Hill. This leads into West Street. The property is on the left hand side-denoted by our For Sale board. Postcode SP8 5EW



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.