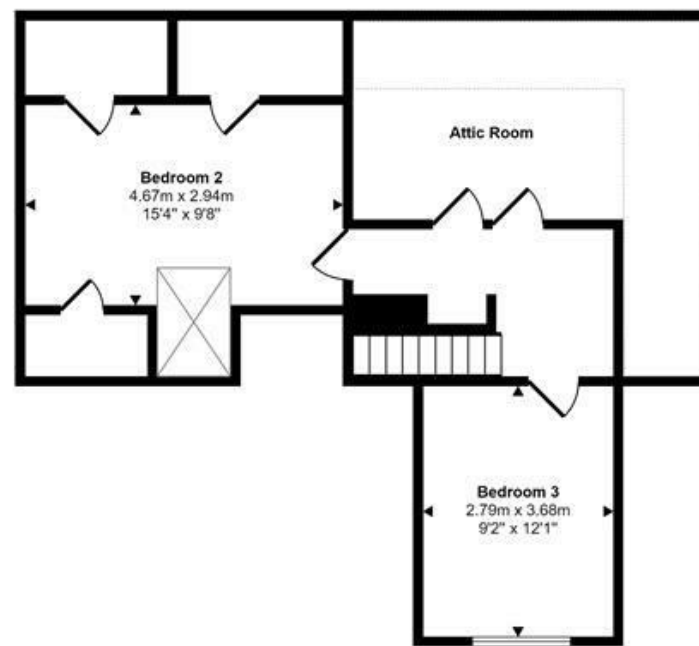


Ground Floor  
Approx 90 sq m / 974 sq ft



First Floor  
Approx 61 sq m / 658 sq ft

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		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wolverton  
Zeals

Asking Price  
£475,000

\*\*\* END OF CHAIN \*\*\* RENOVATION \*\*\* A lovely detached chalet style home with four double bedrooms, sitting in grounds of about a third of an acre, presented to the market with no onward chain and enjoying a private location towards the end of a no through lane. The property is situated in the small hamlet of Wolverton, enjoying a rural location with the closest neighbour at the bottom of the lane and about two miles to the pretty Wiltshire town of Mere. Mere has a bustling community and caters well for everyday needs with a museum, library, dental surgery and medical centre, post office, Co-op store and fire station. There are also an electrical shop and three village pubs. Gillingham is four and half miles away and offers a further range of facilities and a mainline train station. We believe that the property was built in the 1960s and has been a much loved and enjoyed family home to our sellers since then. It offers well proportioned room with comfortable living and the option to update to one's own taste and style. This delightful property would make a great family home for those seeking a rural and outdoor lifestyle with plenty of space for pets and children to play safely. It is vital that a viewing is carried out to truly appreciate the potential that this home has to offer as well as the secluded but not isolated position.

The property sits in a large plot with the accommodation arranged over two floors. On the ground floor there is a welcoming entrance hall, double aspect sitting room with wood burner and double doors leading out to the conservatory. There is also a large combined kitchen and dining room, two double bedrooms and the bathroom. On the first floor, there are two more double bedrooms and attic room. Outside, there is driveway parking, outbuildings and garden.

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## ACCOMMODATION

### Ground Floor

#### Entrance Hall

The main entrance is to the side of the property where there is a large covered area. Glazed front door with full height window to the side opens into a good sized and inviting entrance hall. Ceiling light. Coved. Coat hooks. Radiator. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. Wood block flooring. Stairs rising to the first floor with storage cupboard under. Doors to the bathroom, bedrooms and paned glass doors to the kitchen/dining room and to the:-

#### Sitting Room

Enjoying a double aspect with windows overlooking the rear garden and to the front. Uplighters. Two radiators. Power and television points. Stone fireplace with timber mantel and wood burner. Wood block flooring. Double doors to the:-

#### Conservatory

Of uPVC construction with low wall, pitched roof and windows to the rear, sides and front plus door opening to the front garden. Two radiators. Power points. Tiled floor.

#### Kitchen/Dining Room

Window with tiled sill overlooking the rear garden and window to the side aspect. Ceiling lights. Two radiators. Oil fired central heating boiler and programmer. Power and telephone points. Television connection. Fitted with a range of floor cupboards with drawers, wall shelves and eye level cupboards. Work surface with tiled splash back and stainless steel sink with mixer tap. Integrated fridge/freezer. Built in eye level double electric oven with storage cupboards above and below. Ceramic hob with extractor hood above. Space and plumbing for a washing machine. Space for further under counter appliance. Part glazed door to the side opening to a covered area.

#### Bedroom One

Window with view over the front garden and countryside. Ceiling light. Coved. Radiator. Power points. Fitted with a range of bedroom furniture, including wardrobes, overhead storage cupboards, chest of drawers and bedside cabinets.

#### Bedroom Four

Window to the front with a wonderful countryside view. Ceiling light. Coved. Radiator. Wall shelves. Power and telephone points.

#### Bathroom

Two obscured glazed windows to the side elevation. Ceiling light. Two radiators. Bathroom cabinet and

shelves. Fitted with a suite consisting of bath with mixer tap and shower attachment, vanity wash hand basin and low level WC.

### First Floor

#### Landing

Stairs rise up to the landing with some sloping ceilings. Ceiling light. Door to the attic room, which offers potential for a bathroom/shower room and doors to the bedrooms.

#### Bedroom Two

Double skylight to the front with wonderful rural views. Ceiling light. Radiator. Power points. Access to the eaves storage.

#### Bedroom Three

Window with outlook to the front and enjoying a countryside view. Ceiling light. Radiator. Power points. Television connection.

### Outside

#### Parking and Gardens

Double wrought iron gates open to the drive where there is space to park two cars with further parking on the drive, which runs along the side of the outbuilding to the timber garage. The garden lies to the rear, side and front of the property and is mostly laid to lawn and planted with trees and shrubs. There is a timber shed, two greenhouses and a potting shed. The garden enjoys excellent privacy and a sunny aspect.

### Useful Information

Energy Efficiency Rating F

Council Tax Band E

uPVC Double Glazing

Oil Fired Central Heating

Septic Tank Drainage (new tank to be installed by the current vendors)

Freehold

No Onward Chain

### Directions

#### From Gillingham

Leave Gillingham heading out on the Peacemarsch road to Mere. Continue through Milton on Stour, passing the church on your right. There is a property with a red brick wall on the left, go past this entrance and take the next turning left (just before the 50 mph sign on the right). Proceed down the lane and bear to the right. After a while there is a turning right with a no through sign. Turn right onto the lane - The property will be found ahead. Postcode BA12 6LP



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.