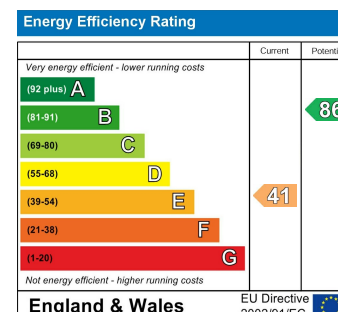


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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Milton On Stour Gillingham

Guide Price
£550,000

A wonderful opportunity to purchase an exquisite, detached single storey residence with three double bedrooms, presented to the market with the advantage of no onward chain and boasting a tucked away location in the small, friendly village of Milton on Stour. The village has a highly rated primary school, garden centre and the grade II listed church, which dates to 1868. About a mile and half away is the town centre of Gillingham with a complete range of facilities and a mainline train station serving London Waterloo and Exeter St David's in the West Country.

The original property dates to the 1800s, believed to have formed the stable block for the adjacent Milton Lodge and has recently been imaginatively and impeccably re-furnished to provide a blend of contemporary living with a touch of old world charm. The open plan living area boasts a vaulted ceiling and exposed framework that creates a feeling of spaciousness and the exposed stone walls add a bit of rustic appeal. The heart of this home will surely be the stylish kitchen area, fitted with soft closing shaker style units and built in appliances, it is perfect for whipping up delicious meals for guests or family and has tri-folding doors leading out to the sun terrace - ideal for pre-dinner entertaining or simply relaxing with a coffee. Boasting over 1500 sq. ft (144 sq. m) of accommodation, the property is not short on space as a family home or a place to welcome friends for a weekend retreat. But if you need more there is potential for an extension upwards for two more bedrooms and a bathroom, subject to planning permission.

The property is currently used as a very successful holiday let - please use the link below for more pictures and additional information.....A chance to try before you buy! However, a property of this calibre won't be on the open market for long.

<https://www.sykescottages.co.uk/cottage/DorsetSomerset-Huntingford/The-Old-Stables-1051547.html>



The Property

Accommodation

Inside

The main entrance lies to the side of the property where there is a spacious reception hall - ideal for coats, boots and shoes, which opens into the hall and large open plan living space. This has been imaginatively designed with vaulted ceiling exposing the original timber frame and exposed stone walls and new fitted tiled floor with underfloor heating. There is a designated seating area and dining space, which has tri-folding doors leading out the paved seating area. The kitchen has been fitted with plenty of soft closing modern kitchen units including floor and eye level cupboards, separate drawer units and a generous amount of wood effect work surfaces with tiled splash back and one and half bowl ceramic sink and drainer with swan neck mixer tap. There is also an integrated washing machine and dishwasher and side by side double electric oven. The American style fridge/freezer may be purchased by separate negotiation.

From the inner hall, which also has some exposed stone walls, there is access to all three double bedrooms, bedroom two with a fitted wardrobe and the principal benefitting from a good sized en-suite shower room. There is also a roomy bathroom fitted with a stylish suite consisting of double ended bath with claw feet and central swan neck mixer tap with shower attachment, low level WC, large walk in shower cubicle with choice of monsoon or hand held shower head plus pedestal wash hand basin. In addition, there is a lobby with door to the outside and to the utility room, which houses the oil fired central heating boiler and hot water cylinder.

Outside

Garden and Parking

The outside has been designed for easy maintenance - laid to stone chippings and large paved seating area. There is ample parking for three to four cars and an EV charging point. The patio looks out over the tranquil cricket pitch belonging to the manor house next door and the raised bed is planted with a range of shrubs. The oil tank is to the

rear of the property. The garden enjoys a sunny and private aspect with plenty of options for one's own landscaping designs.

Useful Information

Energy Efficiency Rating E
Council Tax Band TBA
Double Glazing Throughout
Oil Fired Central Heating
Shared Septic Tank with Milton Lodge
Freehold
No Onward Chain

Directions

From Gillingham

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout proceed straight. At Milton on Stour, the property's drive will be found, almost opposite the church - on the left hand side. Proceed down the drive where the property will be found on the right hand side. Postcode SP8 5QD

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.