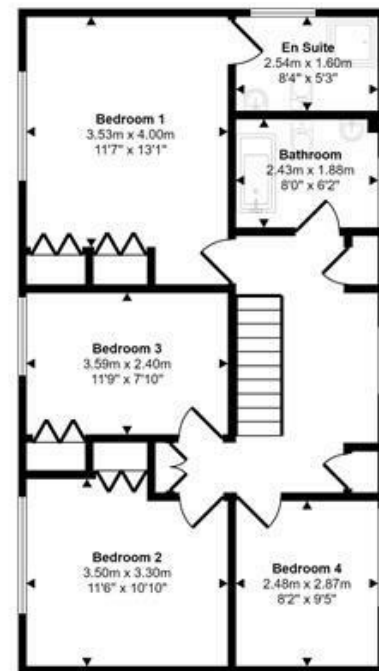


Ground Floor  
Approx 112 sq m / 1203 sq ft



First Floor  
Approx 70 sq m / 750 sq ft

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		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Freame Way  
Gillingham

Asking Price  
£525,000

A traditional executive style detached family home offering substantial accommodation with four double sized bedrooms, located in one of the most sought after roads in Gillingham and in the popular Wyke area of the town. The property is situated on the fringe of the town, just a few steps to some fabulous countryside walks and boasts some rural views in the distance from the first floor. The property is within easy reach of local amenities including a One Stop with post office, hairdressers and a pet shop. The high street and the mainline train station are a little further on.

The property was built in the 1980s and has been a much loved and enjoyed home of our seller for the last twenty two years. During this time it has been extremely well-maintained and now presents the opportunity for you to add your own personal touch and style, allowing you to truly make it your own. As you enter, there is a bright, welcoming and roomy reception hall with access to the main reception rooms that provide flexibility for various needs - whether it's a spacious sitting room for family gatherings, formal dining area for entertaining or work from home office space - this house has it all. There is ample space for an existing or growing family as well as plenty of room for guests. Outside, the wonderful garden, offers plenty of room for children and pets to play freely and safely and the large patio is ideal for hosting summer gatherings. Additionally, there is a dedicated vegetable growing area for those looking for a bit of self sufficiency as well as other gardening activities for the green fingered!

This fabulous home will deliver so much more than can be described in words and must be visited to fully appreciate how it will satisfy the needs of many. Homes of this calibre and in this location are rarely available and an early viewing is urged to avoid missing out on being the next owner.

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Gillingham  
Dorset  
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## The Property

### Accommodation

#### Inside

##### Ground Floor

Panelled timber front door with inset peephole opens into a bright, roomy and welcoming reception hall with doors to all the main ground floor rooms and stairs that rise to the first floor. The sitting room enjoys plenty of natural light with a large window to the front and sliding door opening out to the rear paved patio. There is also a lovely feature stone fireplace with coal effect gas fire. The dining room overlooks the rear garden and has plenty of room for sideboards as well as dining table and chairs. There is also a good sized study, which could also be used as a playroom or snug. The kitchen has room for a table and chairs and is fitted with a range of wood grain effect units consisting of floor cupboards, separate drawer unit and eye level cupboards with counter lighting under and open ended display shelves. There is ample work surfaces with tiled splash back and one and half bowl sink and drainer with mixer tap plus built in appliances comprising:- fridge/freezer, dishwasher and gas hob with extractor hood above plus double electric oven with storage cupboards above and below. The floor is laid to Karndean flooring. The utility room houses the gas fired central heating boiler, fitted with storage cupboards and has a glazed door to the side garden. There is also a WC.

front gardens are laid to lawn with shrub and flower beds plus a cherry tree. The main garden lies to the rear and side of the house and are laid to lawn with beds planted with a variety of mature shrubs and trees. There is a designated vegetable growing area where there is also a shed and gravelled area for drying laundry. To the back of the house there is a large paved patio with raised beds. In addition, there is a summerhouse, outside lighting and water tap. The well proportioned garden enjoys a high degree of privacy, a sunny aspect and is fully enclosed.

#### Useful Information

Energy Efficiency Rating C

Council Tax Band F

uPVC Double Glazed Windows with painted stone mullions

Gas Fired Central Heating (Last serviced in May 2024 and the coal fire serviced June 2024)

Mains Drainage

Freehold

#### Directions

##### From Gillingham Town

Head out of the town towards Wincanton onto Wyke Road. Take a left turn onto Broad Robin. Take the fourth turning right into Freame Way. The property will be found on the right hand side on the corner of a cul de sac. Postcode SP8 4RA



#### First Floor

Stairs rise to a spacious and light galleried landing with window to the front, storage cupboards and airing cupboard that houses the hot water cylinder. The family bathroom is fitted with a suite consisting of pedestal wash hand basin, low level WC and bath with mixer tap and shower attachment. There is a very generously sized single or small double bedroom with built in wardrobe plus three more double bedrooms, two with built in wardrobes and the principal bedroom benefitting from an en-suite shower room. The bedrooms at the rear of the house, all have partial views of the countryside in the distance.

#### Outside

##### Parking and Double Garage

The property is approached from the cul de sac onto a well proportioned tarmac drive with space to park four cars comfortably and leads up to the double garage. This has two up and over doors, fitted with light and power plus rafter storage. There is a window to the side and personal door to that opens to the side garden.

#### Gardens

The property benefits from a wrap around garden. The



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.