

Floorplan

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.



## The Green Zeals

Asking Price  
£515,000

A rare chance to purchase a modernised four bedroom detached bungalow offering versatile and comfortable living space, generous outdoor potential and enjoying a secluded yet convenient location close to all the village's amenities. Zeals boast a village church, public house and small shop, which provides for every day essentials. A little further on at Bourton there is a petrol station with attached shop with further facilities in Mere and Gillingham, which has a mainline train station.

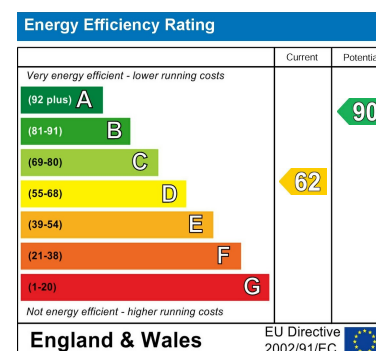
This lovely home has bright and spacious accommodation that has been thoughtfully re-configured to enhance usability and provide multi-functional space that will go a long way to satisfy the needs of many potential buyers. The welcoming entrance offers itself as a snug or study area and bedroom three also has its' own reception room - great as a teenagers study or little ones play room. On a practical level, oil fired central heating has been installed, the hot water cylinder has been replaced and the kitchen has been fitted with soft closing units and some built in appliances. The majority of the flooring has also been replaced.

Outside, the property shines with great outdoor space that is perfect for those looking to be more self-reliant by cultivating vegetables or keeping livestock and the surroundings are safe and ideal for children and pets to play freely. In addition, one of the outbuildings presents a fabulous opportunity for development - annexe for a relative or even as a holiday let/Airbnb with income potential.

The bungalow offers a blend of modern comfort and rural charm and is perfect for those seeking a peaceful retreat with the opportunity to create their own slice of countryside paradise. Sitting in around 0.85 of an acre - delivering endless possibilities - it is essential, that the property is viewed to appreciate all that it has to offer.

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## The Property

### Accommodation

#### Inside

The property is approached from the drive via a timber gate that opens to an enclosed area with gate to the garden and front door. The door opens into a useful and versatile space that may be used solely as the entrance hall or as a study area or snug, there are double doors leading out to the rear garden, door to the dining room and opening into the sitting room, which has a fireplace with timber surround and wood burner. The dining room also benefits from double doors leading out to the rear garden and opens to the kitchen. The kitchen boasts a double aspect with window overlooking the side garden and window to the rear that enjoys a view over some of the land. It is fitted with a range of modern soft closing units consisting of floor cupboards, pull out spice rack, separate drawer unit and eye level cupboards. There is a good amount of work surfaces with tiled splash back and ceramic sink and drainer with swan neck mixer tap. There is an integrated dishwasher and fridge/freezer plus space for a slot in cooker and plumbing for a washing machine. From the kitchen a door opens to a useful shower room. The inner hall leads to the main bathroom, which is fitted with a suite consisting of vanity wash hand basin, bath with mixer tap and telephone style shower attachment and a low level WC. Also accessed from the hall are three double bedrooms, one of which has a study or play area - ideal for a teenager and the main has an en-suite cloakroom. There is also a good sized single bedroom.

4.67 m/11'8" x 15'4") with light and power and has the potential to develop into an annexe for a relative or to provide and income as Airbnb or similar - subject to the necessary permissions.

#### Useful Information

Energy Efficiency Rating E  
Council Tax Band C  
uPVC Double Glazing  
Oil Fired Central Heating  
Mains Drainage  
Freehold

Please note that the driveway belongs to the property with one parking space along the hedge  
Set in About 0.85 of an Acre  
Part of the bungalow is Woolaway construction.

#### 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 over. Turn left at Milton on Stour - just before Milton Lodge heading to Silton and Bourton. At the next junction turn right heading out of Bourton to Zeals. Turn right by the memorial then right again down the drive, where the property will be found straight ahead.  
Postcode BA12 6NB

#### Outside

The property is accessed from the lane down a long tarmac drive, which is owned by the property and allows access to the other two properties in the cul de sac. The bungalow has a parking space at the end of the drive as well as its' own drive with space to park three to four cars. There is gated access to the gardens from both sides of the property. The gardens may be divided into three areas. Immediately to the back and side, there is an easy to maintain area that is laid to slate and stone chippings with paths and also a paved seating area. There is a summerhouse with a decked seating area in front, timber shed and beds planted with a variety of flowers and shrubs as well as trees. This area is enclosed in part by a picket fence. A metal gate opens to the paddock where there is a field shelter and further gate that opens to the garden or additional land. At the back of the house there is timber gate that opens to an enclosed area with the oil fired central heating boiler and with access to another area of garden or pasture. This has borders planted with shrubs and flowers plus a timber shed and large two room workshop ( 3.56 m x 3.51 m/11'8" x 11'6" + 3.56 m x



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.