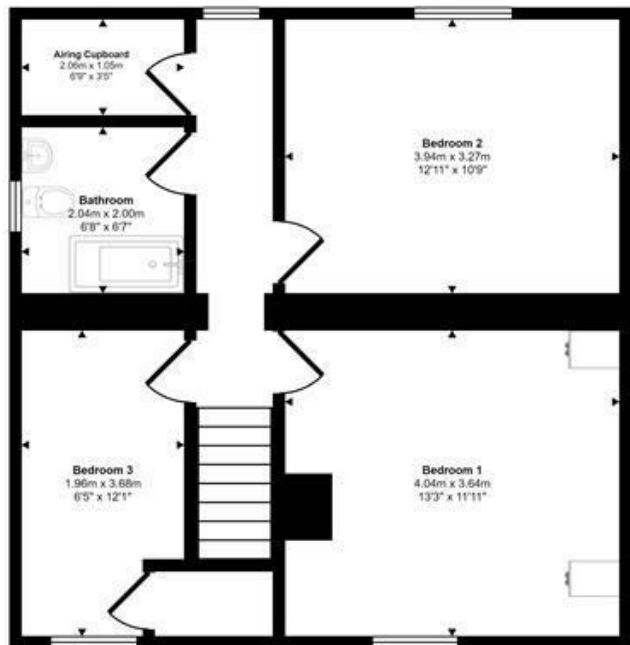


Approx Gross Internal Area
107 sq m / 1150 sq ft



Ground Floor
Approx 54 sq m / 577 sq ft



First Floor
Approx 53 sq m / 573 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.



Peacemarth
Gillingham

Asking Price
£275,000

A rare chance to purchase a charming semi detached cottage with three bedrooms, two reception rooms and situated in the popular Peacemarth area of the town. The cottage enjoys close proximity to some beautiful country and riverside walks and is within reach of facilities. Nearby is a Co-op store, hairdressers, fish and chip shop and public house, which serves food. Also within waking distance is a doctor and dentist surgery, pharmacy and pre-school as well as a primary school. The town centre and mainline rail station are both a little further on.

The property dates to the 1730s, possibly a farm workers' home in years gone by and has benefitted from a historic rear extension in the 1970s. For the last thirty years it has been a much cherished and enjoyed home to our seller who has maintained and improved the cottage to a good standard. It now offers the opportunity for the next owner to add their own personal touches to create a home in their own taste and style. The cottage has a perfect blend of old world charm and modern comfort with some delightful character features and conforming to today's expectation has uPVC double glazing, gas fired central heating from a boiler that is about four years old and to help reduce costs, there are solar panels for water heating.

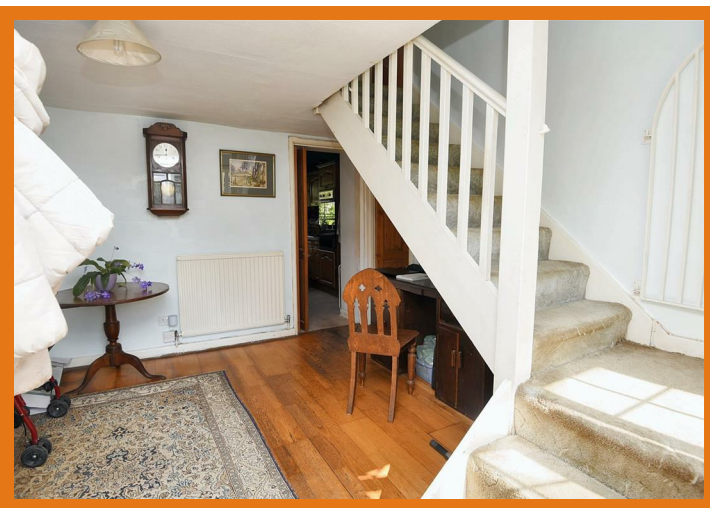
Boasting two good sized reception rooms, that could be interchanged, if desired, and fitted with a quaint bathroom suite, this cottage offers a warm and inviting atmosphere for you to call home. In the loft there is a unique feature- one of the beams is a full tree trunk - adding a touch of rustic charm to the property's history. Outside, there is a large garage with power and door to the delightful mature gardens where you can unwind and enjoy the outdoors.

This cottage presents a wonderful opportunity to get a foot on the housing ladder for the first-time or equally a fabulous home those looking to downsize to special home with a lot of potential.

Restways
High Street
Gillingham
Dorset
SP8 4AA

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gillingham@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		66	
(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	



The Property

Accommodation

Inside

Ground Floor

The property is approached from the front to a storm porch where the main door opens into a sizeable and welcoming entrance hall. This has plenty of space for boots, shoes and coats as well as a study area, if required. There is a window overlooking the front garden and engineered wood flooring. From the hall stairs rise to the first floor, bi-folding doors open to the kitchen and a natural wood panelled door opens to the sitting room. This enjoys a pleasing view over the front garden from the two windows - one with window seat below and has an open stone fireplace (the chimney is currently fitted with a cowl) and engineered wood flooring. An opening gives access to the dining room, which has sliding doors to the rear garden, engineered wood flooring and metal gate style door to the kitchen. The kitchen is fitted with a range of farmhouse style units consisting of floor cupboards with drawers, separate drawer unit, tall larder cupboard and eye level cupboards and open shelves. There is a good amount of work surfaces, tiled

splash back and sink and drainer with mixer tap. There is under counter spaces for a fridge and freezer, plumbing for a washing machine, gas hob with an extractor hood above and built in eye level double electric oven. The floor is laid to vinyl. A half door opens to the utility which houses the boiler and has access to the cloakroom and rear garden.

First Floor

On the first floor there is a large walk in airing cupboard that houses the hot water cylinder and is fitted with light and shelves, bathroom and three bedrooms. The bathroom is fitted with a pedestal wash hand basin, low level WC and bath with mixer tap and shower attachment. There is a single bedroom, which overlooks the front garden and has a deep storage cupboard plus two further bedrooms, both of which are double sized with one enjoying an outlook over the rear garden and the main to the front garden.

Outside

Gardens

The property is accessed from the front via a timber gate that opens to a path leading to the front door. The garden is laid to lawn and planted with tree, mature shrubs and

flowers. A gate to the side leads round to the rear garden. This is mostly laid to lawn with deep beds planted with trees, including apple and a variety of mature shrubs and flowers. This could be adapted to create additional garden space. There is a summerhouse, composting area, potting shed and door to the garage as well as a gate to the rear drive. The large garage measures - 5.33 mx 3.51 m/17'6" x 11'6" and has an up and over door, fitted with light and power.

Useful Information

- Energy Efficiency Rating D
- Council Tax Band C
- uPVC Double Glazing with a Georgian style bar
- Gas Fired Central Heating
- Mains Drainage
- Freehold
- Owned Solar Panels for Water Heating

Directions

From Gillingham

Leave the Gillingham office and follow the road down the High Street until you reach the junction. Turn right at the junction then first exist off the roundabout heading towards Mere. The property will be found on the right hand side shortly after the Dolphin Inn. Postcode SP8 4EU.

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.