



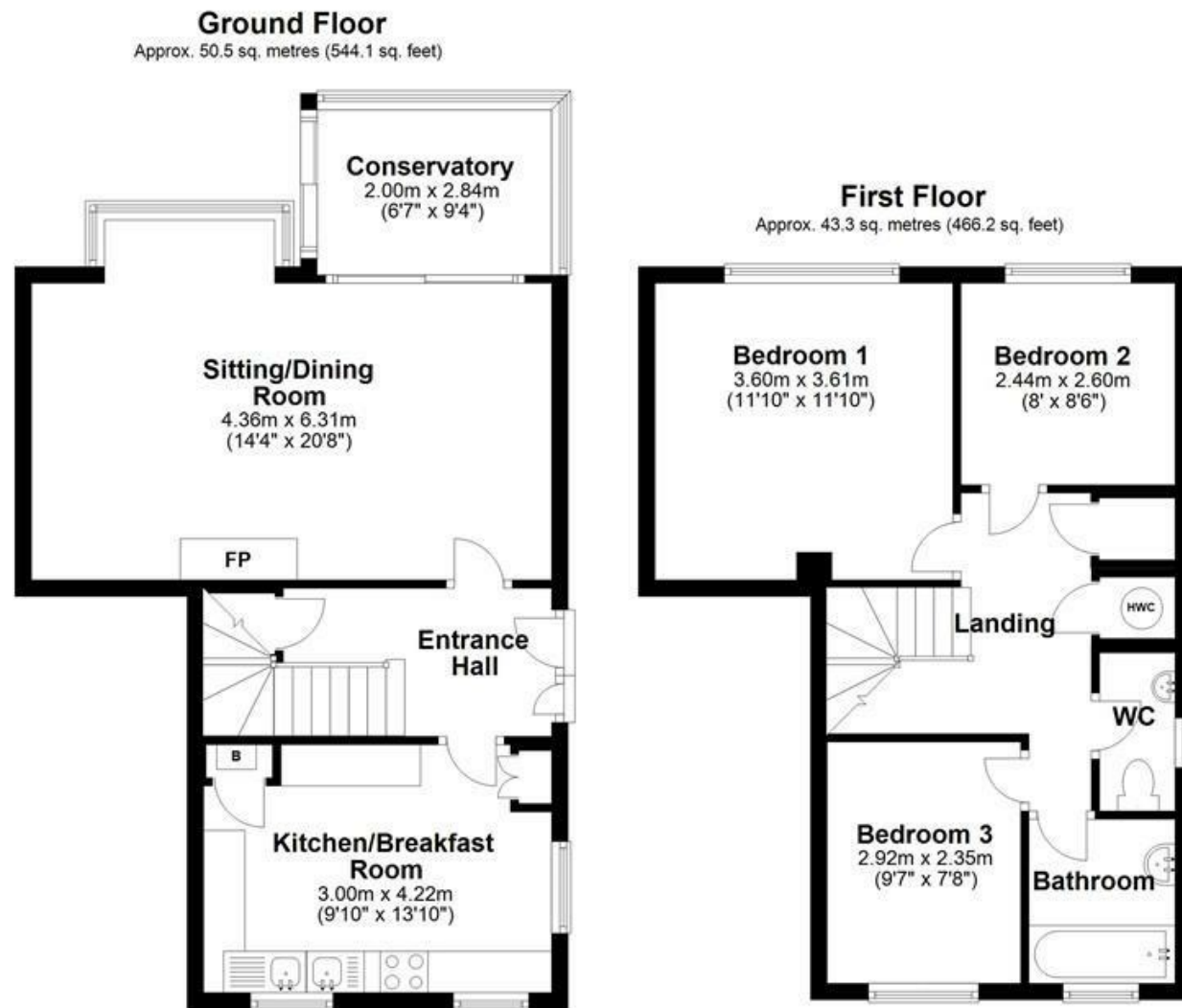
High Street
Maiden Bradley

Guide Price
£375,000

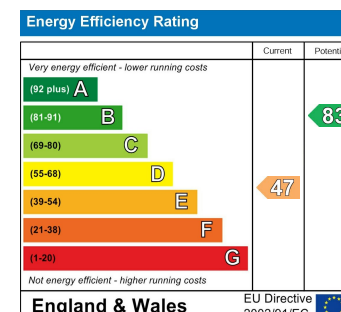
A bright and well proportioned end of terrace modern home with three good sized bedrooms and from the first floor, there are views over unspoilt countryside and on a clear day, you can even catch a glimpse of Frome in the distance. The property lies towards the edge of the village, enjoying a lane side position and is within reach of the village's amenities. Although Maiden Bradley is a small village there is plenty of unity with The Pantry providing everyday groceries and a coffee shop for socialising, church and the local public house owned by the Duke of Somerset. Just six miles away is Warminster with more facilities and a train station and nearby are the popular tourist attractions of Longleat and Stourhead Estates.

This lovely property was built in the 1970s and has been a much loved and enjoyed home of our seller for the last seventeen years. During this time it has been extremely well maintained and in recent years has benefitted from new sleek handleless kitchen units and built in cooking facilities and attractive wood effect Karndean flooring has been laid throughout the ground floor. The property offers ample space for comfortable living with scope for a dining table and chairs, in both the kitchen and sitting room. The sitting room enjoys excellent natural light from the large bay window, which provides the perfect spot to relax whilst looking out over the attractive rear garden. There is also a fireplace with a wood burner and slate hearth, which creates a cosy atmosphere on those chilly evenings. Outside, there is plenty of parking for at least three cars and a single garage.

Situated next to fields, this home offers a peaceful haven, away from the hustle and bustle of urban life, with character and charm, it will be sure to steal your heart and be your dream home.



Total area: approx. 93.9 sq. metres (1010.3 sq. feet)



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**The Property
Accommodation**

Inside

Ground Floor
The entrance lies to the side of the house where double doors open into a welcoming entrance hall with stairs rising to the first floor and paned glass doors to the kitchen/breakfast room and to the sitting room. The sitting room enjoys plenty of natural light from the large bay window that overlooks the rear garden and benefits from a fireplace with slate hearth and wood burner. A sliding door opens to the conservatory, which also overlooks the rear garden and has a sliding door to the garden. The kitchen lies to the front and overlooks the lane and fields to the side. It is fitted with a range of stylish modern, handleless units consisting of floor cupboards and separate drawer unit with cutlery and deep pan drawers. There is a good amount of wood effect work surfaces with tiled splash back and double stainless steel sink and drainer with swan neck mixer tap. There are space for under counter fridge and freezer plus plumbing for a washing machine. The double oven is built in with a ceramic hob above. The cupboard houses the oil fired central heating boiler. All the ground floor rooms, with the exception of the conservatory, have wood effect Karndean flooring.

First Floor

Stairs rise to the landing where there is access to the part boarded loft space with drop down ladder and fitted with light. There is also a storage cupboard and the airing cupboard housing the hot water cylinder. There are three good sized bedrooms, all enjoying some degree of countryside view and the main has a freestanding wardrobe. The landing and the bedrooms have exposed floorboards. In addition, there is a cloakroom and bathroom with vinyl flooring.

Outside

Garage and Drive
From the lane a tarmac drive sweeps to the side of the property and up to the garage and parking. There is a single garage (right hand one of the block of two) with parking for three cars by the side of the garages where the oil tank is located. Please note that the property owns the drive and the neighbours have a right of way but are not permitted to park on the drive. Multi vehicle parking land is separate from the right of way. From the drive there is a lockable timber gate with step up into the rear garden.

Gardens

The front garden is laid to lawn and retained by a stone wall with a further part laid to gravel and stone wall. The rear garden is laid to lawn and edged by borders planted with a variety of flowers and shrubs. There is a useful garden shed with paved storage area to the side. The

garden is fully enclosed with good privacy and enjoys a sunny aspect.

Useful Information

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

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. Continuing through the village of Milton on Stour. At the end of the road turn left to Stour Head and Maiden Bradley. Once at the village proceed through the calming system, past the public house and take the next turn right onto the High Street. The property is on the left hand side almost at the end of the village. Postcode BA12 7JG

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