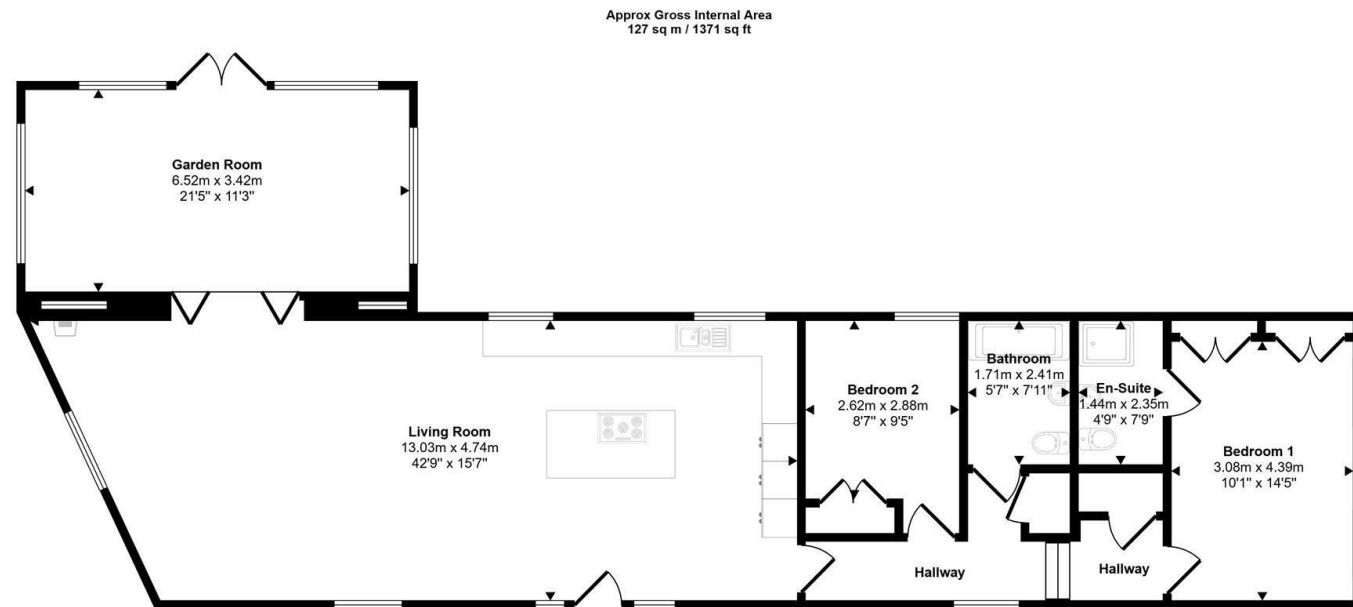




Floorplan

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.



Manor Farm Gate Gillingham

Asking Price
£520,000

A fantastic opportunity to purchase this two-bedroom barn conversion, situated in the village of West Stour. Forming part of a small exclusive development of houses and old barns is this charming barn conversion offering excellent accommodation, where old world character features compliment modern day expectations. The property is within easy reach of a petrol garage with attached convenience store and a public house is close by. The town of Gillingham is a short drive away where there are further facilities and a mainline train station.

The spacious open-plan sitting room and kitchen creates a welcoming and airy atmosphere, enhanced by the striking vaulted ceilings that add to the sense of space and character. Modern fixtures and fittings throughout ensure that this home is both stylish and functional. The bright and airy garden room offers an ideal spot to relax, with a view over the beautifully maintained rear garden. The principal bedroom is a serene retreat, complete with a luxurious en-suite bathroom. A well-appointed shower room features a walk-in shower, perfect for those seeking both style and practicality.

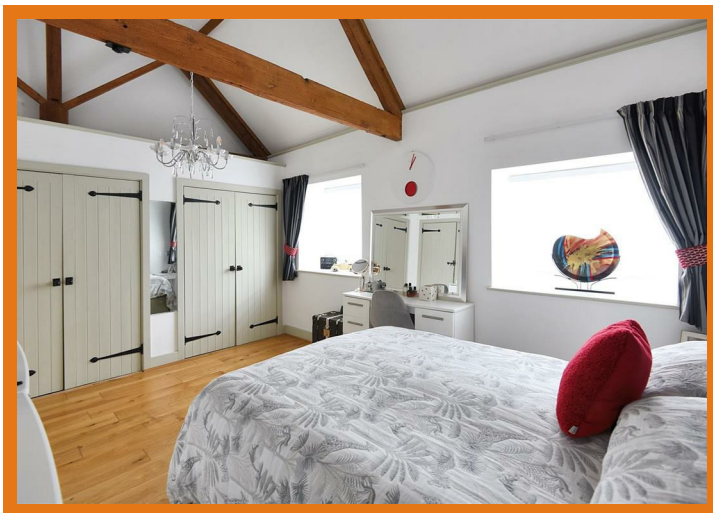
Externally, the property is complemented by a double with parking to the front, with front and rear gardens that are lovingly maintained, offering the perfect outdoor space for entertaining or relaxation. The property benefits from triple glazed windows and has oil fired central heating providing under floor heating with each room having its own thermostat.

Don't miss the opportunity to make this stunning barn conversion your own—schedule a viewing today to fully appreciate the unique character, modern features, and exceptional charm this property has to offer.

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

Upon entering the property you step into the open plan living space with doors leading to the garden room and bedrooms. There is a spacious sitting room which is bright and airy with the added bonus of a wood burner. The kitchen is well equipped with modern fittings with a good amount of eye and floor level storage, as well as integrated appliances and an electric oven and hob. The heart of the kitchen is the island with a breakfast bar and wine rack, making the kitchen a great space for hosting and entertaining. There are bifolding doors from the sitting room, seamlessly incorporating the sun room into the living space - which is an excellent additional reception room, currently set out as dining space and sitting room.

There are two generously sized bedrooms. The principle benefitting from a good amount of built in storage and an en-suite which is well equipped with a

shower, pedestal style wash hand basin and low level WC. The family bathroom conveniently offers a walk in shower, pedestal style wash hand basin and low level WC.

Additionally, there is a airing cupboard as well as an additional storage cupboard.

Outside

Parking and Garage

There is a double sized garage with two double doors opening out to the paved parking area as well as a brick paved area to the front of the property providing parking for two cars. There is also a pedestrian door from the garage into the garden.

Garden

The rear garden is a peaceful and functional outdoor space that has been thoughtfully designed for both relaxation and practicality. It is also laid predominantly to lawn, offering a green and open space. A central paved path runs from the house to the rear gate, creating a clean and functional route through the garden. To enhance outdoor

living, there is a decking area covered by a pergola where you can enjoy meals, unwind, or entertain guests. The garden is fully enclosed with secure fencing, ensuring privacy and safety. It benefits from a southerly aspect, which allows for plenty of sunlight throughout the day, creating an inviting atmosphere.

Useful Information

Energy Efficiency Rating D
Council Tax Band D
Grade 2 Listed
UPVC Double Glazing
Oil Fired Central Heating
Mains Drainage
Freehold

Directions

From the Gillingham Office

Leave Gillingham via Newbury turning right at the lights heading towards Sturminster Newton. Go passed the 'Crown' Inn on your right and round the bend and continue straight down that road and turn right down Head Lane and right again at the end of that road. Follow the road down into West Stour. The property is the first property on the left hand side at Manor Farm Gate. SP8 5RW

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.