

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.



## Hawthorn Avenue Gillingham

Asking Price  
£450,000

Deceptively Spacious & Wonderfully Versatile:-

Behind its façade, this charming detached bungalow reveals a surprisingly spacious 1,500 sq ft/140 sq. m of beautifully maintained living space—perfectly blending comfort, flexibility, and a touch of countryside tranquillity.

Step inside to discover three well-proportioned bedrooms, all with built in wardrobes, including two generous doubles and a spacious single—ideal for guests, children, or a home office. The principal bedroom is a peaceful retreat, complete with a modern en-suite shower room, while the stylish family shower room offers sleek, contemporary finishes. The heart of the home is the bright double-aspect sitting/dining room, where sunlight pours in through large windows, highlighting the wall mounted feature fireplace and custom-built cabinetry. From the dining area, a door opens directly onto the rear raised seating area, creating a lovely connection to the outdoors.

A second reception room adds incredible versatility—whether you're working from home, need a creative space, or want an extra bedroom, this room—with its own private rear entrance—has you covered. The generous kitchen/breakfast room is a true hub for family life or entertaining, offering ample space to cook, dine, and gather.

Outside, the well-tended gardens are a delight—maturely planted, private, and peaceful, with plenty of space to relax or entertain. The long garage provides excellent storage or workshop potential, and with parking for two cars, practicality meets charm.

Situated in the sought-after Wyke area, you're just a short stroll from local amenities, riverside and country walks, and everything this friendly, well-connected community has to offer. This is more than just a bungalow—it's a lifestyle opportunity waiting to be discovered.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## The Property

### Accommodation

#### Inside

The front door opens into a welcoming and spacious entrance hall with access to the loft space and doors leading off to the shower room, bedrooms, kitchen/breakfast room and the sitting/dining room. The floor is laid in a practical and attractive wood effect laminate that continues into the principal bedroom. The sitting/dining room enjoys a double aspect with a window overlooking the front garden and a door with full height windows to either side opening out to the paved seating area. There are plenty of built in storage cupboards and a contemporary fireplace with a living flame, log effect gas fire. From the dining area a door opens into a further reception room that can be tailored to your own needs - work from home space, study, play room or even an additional bedroom. From this room there is access into the garage.

The generously sized kitchen/breakfast room has a view over the rear garden and is fitted with a range of modern, soft closing, shaker style units consisting of floor cupboards with corner carousels, pull out spice rack, separate drawer units with cutlery and deep pan drawers, tall larder cupboards with pull out trays plus eye level cupboards and cabinets with counter lighting beneath. You will find an ample amount of quartz work surfaces with a matching upstand and a one and a half bowl sink and drainer with a swan neck mixer tap. The fridge/freezer and dishwasher are integrated and there is an eye level electric oven with a combination microwave above plus an induction hob with a splash back and extractor hood above. The floor is laid in an attractive and practical ceramic tile effect vinyl, which continues into the utility room. The utility is fitted with floor and eye level cupboards and work surface with a stainless steel sink and drainer. There is a door to the rear paved seating area.

The family shower room is fitted with a modern and stylish suite consisting of a combination unit of a vanity semi recessed wash hand basin with a swan neck mixer tap and a low level WC. There is also a large walk in shower with mains shower and laminate panelled walls. The floor is laid to vinyl. There are three well proportioned bedrooms - all with built in wardrobes, two are double sized plus a well proportioned single bedroom, and the principal bedroom enjoys a double aspect and benefits from an en-suite shower room, which is fitted in a similar suite as the family shower room.

#### Outside

##### Garage and Parking

The bungalow is approached over a block paved drive with ample room to park two cars comfortably and leads up to the garage. This has an electric remote controlled roll up door and is fitted with light and power. There is

plenty of space for a work shop area. There is a sliding door, plus a standard internal door that leads into the reception room.

#### Gardens

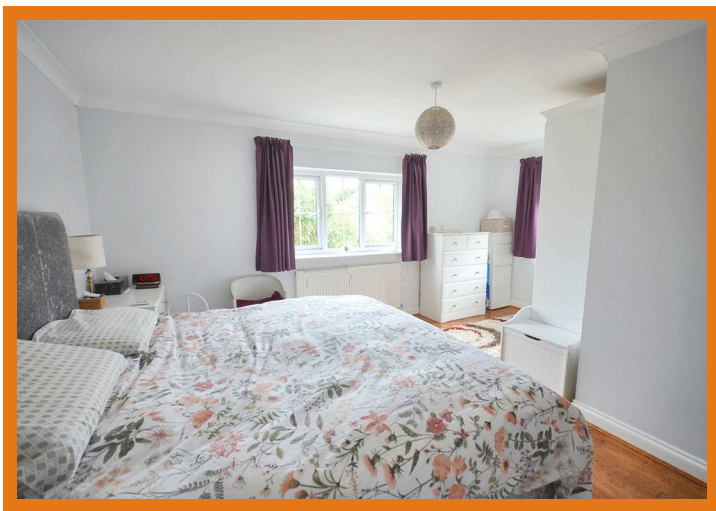
The front garden is laid to a central lawn and edged by flower beds. A gate to one side of the bungalow opens to a path that leads to the rear garden where there is a paved seating area. This has been attractively landscaped. The central lawn is bordered by well stocked beds that are planted with a variety of trees, shrubs and flowers. There are two timber sheds and a greenhouse. Gentle steps rise to the back of the bungalow where there is another seating area and an outside water tap. The good sized garden is fully enclosed and benefits from a sunny aspect and good privacy.

#### Useful Information

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

#### Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, and leisure facilities, along with a welcoming community atmosphere. In addition to its own well-regarded primary and secondary schools, Gillingham is ideally positioned for access to some of the region's most prestigious independent schools. Nearby, you'll find Port Regis School in Motcombe, just outside the town, while Bryanston School in Blandford Forum, Clayesmore School in Iwerne Minster, and both Sherborne School and Sherborne Girls in Sherborne are within easy reach. Leweston School, also near Sherborne, provides further options for private education, offering excellent academic standards and a strong co-curricular focus. With its combination of strong schooling, beautiful surroundings, and excellent transport links, Gillingham continues to attract families looking for both quality of life and educational opportunity.  
Postcode - SP8 4ST  
What3words - ///capers.cherished.cove



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