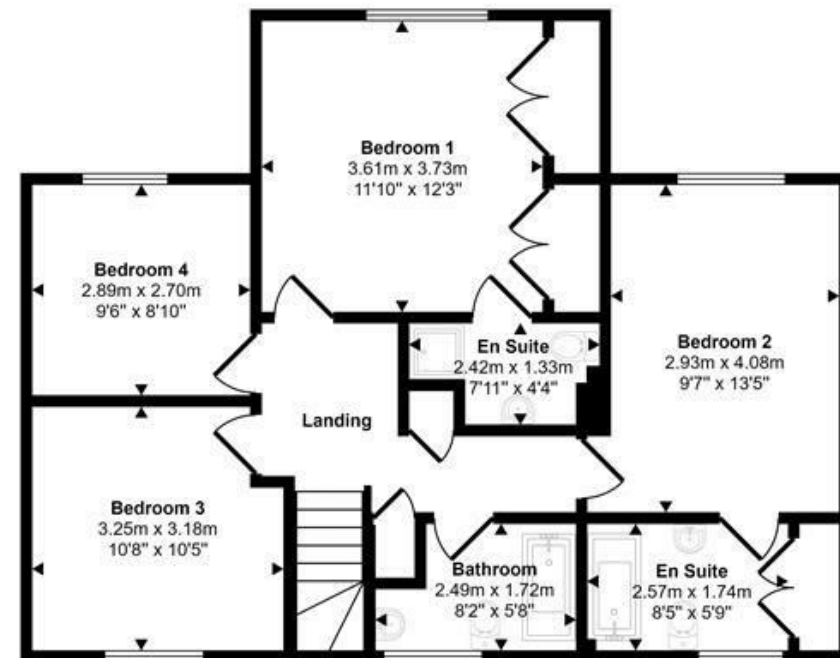


Ground Floor  
Approx 72 sq m / 775 sq ft



First Floor  
Approx 71 sq m / 761 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.

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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Swallowfields Gillingham

Offers In Excess Of  
£475,000

Welcome to a home where memories have been made and where new ones are ready to begin. Tucked away on the edge of town, just as the countryside unfolds, this much-loved detached house offers the perfect balance of peace, space, and practicality—with views over green fields where sheep quietly graze.

This beautifully presented home offers stylish, move-in ready living with plenty of potential to make it your own. Inside, the generous layout gives you the freedom to live just the way you want—whether you're hosting lively family gatherings or carving out quiet corners to unwind.

There are four double bedrooms, two with their own en-suites, plus a main bathroom—ideal for growing families or welcoming guests. Downstairs, the spacious entrance hall leads to two versatile reception rooms, a bright kitchen, and from the kitchen, a handy utility room, and there is also a cloakroom.

The real beauty? While the house is in lovely condition throughout, there's still scope to add your own style and create a home that truly reflects you.

Outside, there's plenty of space for bikes, buggies, and BBQs—with ample parking, gated access, a double garage, and a large, private and beautifully landscaped rear garden where children and pets can play, and adults can relax.

Local life is easy, with a pub, pharmacy, doctor, dentist, and a well-regarded primary school all nearby. And when you need to head into town or catch a train, the centre and mainline station are just 1.5 miles away.

Offered chain-free, this is a rare chance to make a warm, welcoming, and wonderfully located house your forever home.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a spacious and welcoming entrance hall with stairs rising to the first floor, paned glass double doors to the sitting room and doors to the kitchen, dining room and cloakroom, which is fitted with a pedestal wash hand basin and WC. There is also a handy cupboard with hanging rail.

The sitting room enjoys plenty of natural light from the large patio doors and a window to the side. There is ample room for settees and armchairs plus a fireplace with coal effect fire that provides a focal point. The sitting room opens into the spacious dining room, which boasts a triple aspect with windows to the front, rear and side. There is ample space for study areas and/ play space.

The kitchen has an outlook to the side and front and is fitted with a range of units consisting of floor cupboards with drawers and eye level cupboards with open ended display shelves and counter lighting beneath. There is a good amount of work surfaces with a tiled splash back and sink and drainer with a mixer tap - underneath the sink there is a water heater, which gives instant hot water. . The eye level double electric oven is built in with cupboards above and below and there is a gas hob with extractor hood above. There is space for a fridge/freezer and plumbing for a dishwasher. For appearance and practicality, the floor is laid in a slate effect vinyl. From the kitchen there is access to the utility room, which houses the boiler and is fitted with floor and eye level cupboards, work surfaces and sink. There is space and plumbing for a washing machine and space for a tumble dryer. A door with a window to the side opens to the rear garden.

##### First Floor

Stairs rise to a good sized landing with access to the part boarded loft space with a pull down ladder and fitted with a light. There is also a linen and storage cupboard. All four bedrooms are double sized with bedroom one have built in wardrobes and an en-suite shower room and bedroom two benefitting from an en-suite bathroom, which has built in wardrobes. There is also the family bathroom, which has a bath with a mixer tap, WC and vanity wash hand basin. All the first floor rooms enjoy a degree of rural outlook.

#### Outside

##### Double Garage and Parking

At the front of the house there is parking for two to three cars with additional parking for another two to three

cars behind the double gates. The double garage has two up and over doors, fitted with light and power and offer parking, storage and work shop facilities. It measures 5.28 m x 5.59 m/17'4" x 18'4".

##### Garden

This large private rear garden is a beautifully landscaped haven, designed for both relaxation and entertaining. A raised seating area offers an elevated view of the vibrant surroundings, while a spacious block-paved patio provides the perfect setting for al fresco dining. Additional secluded seating spots are thoughtfully placed throughout the garden, ideal for enjoying peaceful moments in the sun. The garden is fully enclosed, offering privacy and a secure, tranquil retreat. It enjoys a sunny aspect. There are well-stocked borders with a rich variety of flowers, shrubs, and mature trees. Fruit lovers will delight in the presence of pear, plum, and apple trees, alongside productive fruit bushes. There is an outside water tap, garden shed and greenhouse.

### Useful Information

Energy Efficiency Rating tba  
Council Tax Band F  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

### Directions

#### From Gillingham Town

Leave the Gillingham office and follow the road down the High Street until you reach the junction. Turn right at the junction, and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout turn right into Gyllas Way take the second turning left into Poppyfields continue forward into Swallowfields. The property will be the first one on the right hand side. Postcode SP8 4US - What3words - signature.dawn.blazers



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.