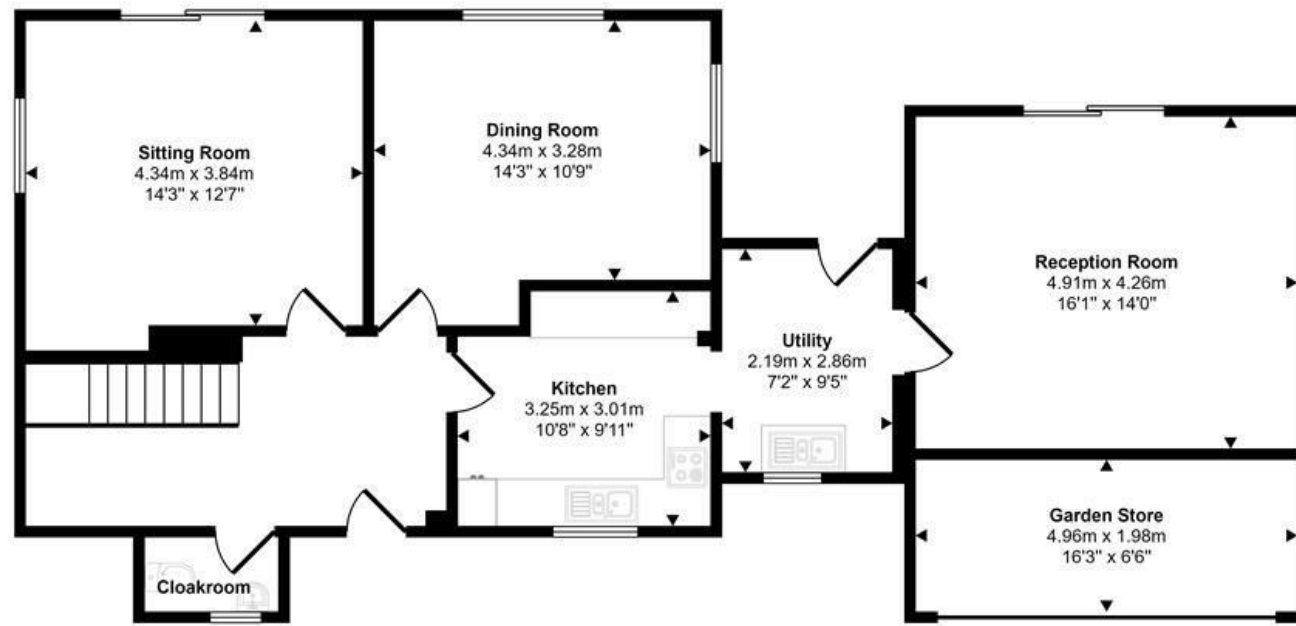
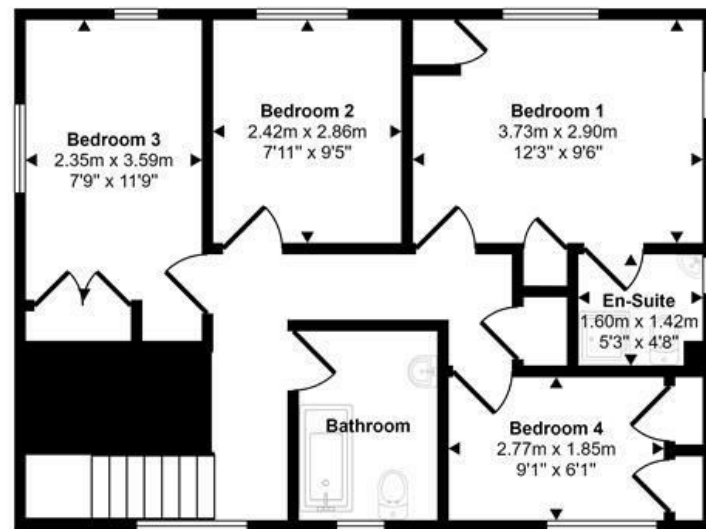


Approx Gross Internal Area
155 sq m / 1666 sq ft



Ground Floor
Approx 98 sq m / 1058 sq ft



First Floor
Approx 56 sq m / 607 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.

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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	



Wyke Road
Gillingham

Asking Price
£475,000

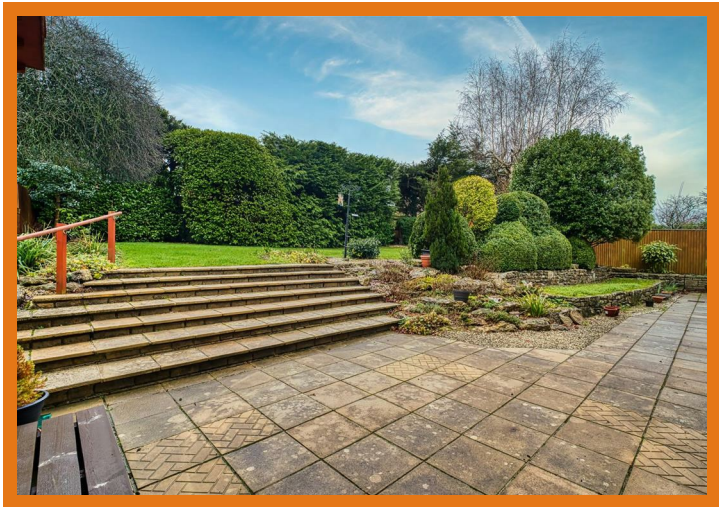
Set on Wyke Road, a well established and sought-after address within the town of Gillingham, this detached home occupies an elevated position within its own private grounds. The location offers a balance of privacy and convenience, with the town centre, primary school and everyday amenities all within comfortable walking distance.

The property provides generous and flexible accommodation arranged over two floors, well suited to family living and a variety of lifestyle needs. The house has been carefully maintained by the current owners and benefits from recent redecoration, new carpeting and thoughtful updates which enhance both comfort and presentation.

The layout includes three reception rooms, offering a choice of spaces for everyday living, dining and entertaining, along with a well appointed kitchen which connects naturally with the rest of the ground floor. Upstairs, four bedrooms are complemented by two bathrooms, providing practical accommodation for families or those requiring additional space for guests or home working.

Outside, the house is set within mature and private gardens, creating a peaceful setting and a strong sense of separation from neighbouring properties. The gardens are well established and provide areas for seating, planting and enjoyment throughout the year, while the elevated position further enhances the outlook and privacy.

Overall, this is a substantial and well presented home in a popular town location, offering space, flexibility and a settled position within the community.



Accommodation

Inside

The property is entered via a welcoming hallway which provides access to the principal ground floor accommodation. There are three reception rooms, each offering flexibility for use as sitting rooms, dining space or study areas. These rooms are well proportioned and enjoy good natural light, with a practical flow between them.

The kitchen is fitted with modern shaker-style units, laminate worktops and integrated appliances including an eye-level oven and hob. A serving hatch connects the kitchen to the dining room, while a door leads through to a useful utility room. From here, access is provided to an additional reception room overlooking the rear garden, enhancing the overall flexibility of the layout.

Upstairs

Stairs rise to the first floor landing which gives access to all bedrooms. There are four bedrooms in total, including a principal bedroom with en-suite facilities. The remaining bedrooms are well sized and offer flexibility for family accommodation, guests or home working.

A family bathroom serves the remaining rooms, completing the first floor.

Outside

The property is set within mature and private gardens, predominantly laid to lawn and bordered by established planting. A large patio area provides an ideal space for outdoor seating and entertaining, while the south-facing orientation allows for good levels of sunlight throughout the day. Additional features include a garden shed, sun terrace and enclosed boundaries which contribute to the overall privacy and enjoyment of the space.

Useful Information

Tenure: Freehold
Heating: Gas central heating
Drainage: Mains
Windows: uPVC double glazing
EPC Rating: C
Council Tax Band: F
Onward Chain: Vendors need to find an onward purchase

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.

What3Words - [///choppers.constants.stars](https://www.what3words.com/)
Postcode - SP8 4NH

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.