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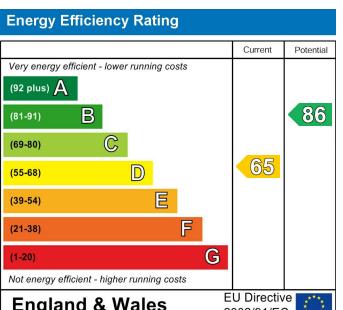
— selling and letting properties —



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Wafering Lane West
Gillingham

Guide Price
£395,000

A characterful semi detached red brick period home, believed to date from the 1920s, occupying a private position along one of Gillingham's most sought-after and established lanes. Set on the rural edge of the town, the property enjoys a peaceful, semi-rural feel with open surroundings, while remaining within walking distance of Gillingham's shops, schools, railway station and everyday amenities, offering an appealing balance between countryside living and convenience.

The house has been owned by the current vendors since 2011 and has been thoughtfully maintained and enhanced during that time. Improvements include the installation of nine wholly owned solar panels and a high quality Jotul Scandinavian wood burner in the sitting room, providing both efficiency and a striking focal point that complements the character of the home.

The accommodation is well proportioned and flexible, arranged over two floors and extending to approximately 1,390 sq ft. There are three reception rooms, including a comfortable sitting room, a dining room and a sun room overlooking the garden, alongside a traditional style kitchen and a ground floor shower room. Upstairs, the property offers three bedrooms and a family bathroom.

Outside, the house is set within a private wrap-around garden including a vegetable/herb garden which is predominantly laid to lawn and bordered by mature hedging, shrubs and trees. The garden is not overlooked and enjoys a pleasant degree of seclusion, enhancing the sense of privacy and rural setting. A single garage further complements the property, completing a home that offers character, space and an attractive position on the edge of town.

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The Property

Accommodation

Inside

The property is entered via a porch which leads through to the main reception spaces. There are three reception rooms in total, providing flexible accommodation to suit a range of needs. The sitting room is a warm and inviting space, centred around the Jotul wood burner which sits within an attractive fireplace, adding both character and practicality. Wooden floors, exposed brickwork and traditional detailing contribute to the overall feel of the room.

Further reception space is provided by a dining room and a sun room, both offering excellent versatility. The sun room enjoys views across the garden and provides a light-filled room that works equally well as a dining space, garden room or additional sitting area, with doors opening directly to the outside.

The kitchen is fitted in a traditional wooden shaker style with granite work surfaces and complements the period nature of the property. There is also a Smeg gas top hob and dual electric ovens. The layout provides a practical working space with

room for freestanding appliances. The kitchen connects well with the rest of the ground floor accommodation, making it a sociable and functional part of the home.

Also on the ground floor is a shower room, adding useful flexibility for family living or guests and an office area.

Stairs rise to the first floor, where there are three bedrooms arranged around the landing. The main bedroom is a generous double room, while the second bedroom also offers comfortable double accommodation. The third bedroom provides a useful single room, ideal as a child's bedroom, study or home office. These rooms are served by a family bathroom fitted with a white suite.

Outside

The property sits within a particularly attractive wrap-around garden which is predominantly laid to lawn and bordered by mature shrubs, trees and hedging. It also includes a vegetable/herb garden area with raised beds. The garden is private and not overlooked, offering a peaceful outdoor space with a pleasant sense of seclusion. Despite its northerly aspect, the garden enjoys good natural light and includes a number of sunny

areas suitable for seating and outdoor use.

A single garage is positioned within the plot, providing storage or parking, and the overall garden setting enhances the rural feel of the property while remaining close to the town.

Important Information

Gas fired central heating with combi boiler
Mains water and drainage
Upvc windows throughout
Photovoltaic solar panels (owned outright)
EPC rating: D
Council Tax band: D
Tenure: Freehold
Vendors need to find an onward purchase

Location

Wafering Lane West is situated on the rural outskirts of Gillingham, offering a quiet and well regarded setting while remaining within walking distance of the town's shops, schools, railway station and other amenities. Gillingham provides a mainline rail connection to London Waterloo and has a wide range of facilities, making it a popular location for both families and commuters.

What3words - gain.simulator.ivory

Postcode - SP8 4NR

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