



Church Street, West Stour

£500,000 – £525,000





Description

Introducing this charming stone cottage in the picturesque village of West Stour, Gillingham. With its south-facing garden, character features, and vaulted dining room, this property exudes countryside charm.

The stone fireplace adds a cozy touch to the living space, perfect for those chilly evenings.

This delightful cottage boasts two double bedrooms, along with 1 ensuite shower room, 1 ensuite bathroom, and a downstairs cloakroom for added convenience.

The property is in excellent condition, ready for its new owners to move in and make it their own.

Located on a quiet rural lane, you can enjoy peace and tranquillity while still being just a short walk away from the local pub.

Driveway parking ensures convenience for residents and guests alike. Don't miss the opportunity to make this charming cottage your own.

Contact us today to arrange a viewing and discover the lifestyle this property has to offer.

Energy Performance Rating

EPC Band – Band F

Viewing Arrangements

By appointment only through Weldons.

Local Authority

Dorset Council (North)- E

Services

Mains water and electricity are connected to the property. Drainage is private and heating and hot water is electric.

Agent Note

Double Glazed through-out.

Viewing essential.

Dimensions (Approx)

Kitchen - 12'04 x 7'07
Dining Room - 17'00 x 13'07
Second Reception Room - 12'08 x 12'04
Downstairs WC - 7'00 x 3'03
Living Room - 16'09 x 12'03
Bedroom 1 - 10'04 x 9'06
Ensuite Bathroom - 5'02 x 9'05
Bedroom 2 - 9'05 x 12'07
Ensuite Shower room - 5'08 x 7'02
Outbuilding - 19'05 x 12'02

Tenure

Freehold.

Extra information

The property is within in a conservation area.
Satellite & TV Fibre available.
Mobile & Broadband coverage - Superfast and Basic available.
Flood risk - Very low.
What 3 Words - puts.kicks.workloads

Consumer protection from unfair trading regulations 2008.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Money Laundering Regulations.

1. Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Weldons Sales & Lettings has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Weldons Sales & Lettings has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

FLOORPLAN

