



## Rookery Close

Gillingham SP8 4LH

Welcome to this charming four-bedroom chalet bungalow, located on Rookery Close in the town of Gillingham. This delightful property offers a perfect blend of comfort and modern living, benefiting from a ground floor bedroom and making it the ideal family home.

**£375,000 Freehold**





### The Property

As you enter, you are greeted by a spacious hallway that leads to a bright and airy living area, perfect for relaxation and entertaining. The well-appointed kitchen boasts ample storage and workspace, catering to all your culinary needs. Adjacent to the kitchen, you will find a dining area that provides a lovely space for family meals and gatherings.

The four generously sized bedrooms offer plenty of room for family members or guests. There is a family bathroom on the ground floor with the addition of a shower room to the first floor. All bedrooms are versatile and can be easily adapted to suit your needs, whether as children's rooms, guest rooms, or a home office.

Outside, the property benefits from a well-maintained garden, ideal for outdoor activities and enjoying the fresh air. There is also off-street parking available, adding to the convenience of this lovely home.



### The Location

Discover Gillingham – A Perfect Blend of Town and Country Living  
Nestled in the heart of North Dorset's beautiful Blackmore Vale, Gillingham is a charming historic town with deep Saxon roots and royal heritage — once home to King John's hunting lodge.

Today, Gillingham is a thriving and welcoming market town that perfectly balances traditional character with modern convenience. Residents enjoy a wide choice of supermarkets, independent shops, and excellent local schooling, with access to respected independent schools nearby. Healthcare services, sports clubs, a library, and a well-equipped leisure centre all add to the quality of life.

Superbly connected, Gillingham offers direct rail links to London and Exeter, while the nearby A30 and A303 make travel by road simple and efficient.

Set where countryside and community meet, this development enjoys a peaceful yet convenient location — just a short walk from local amenities and everything this vibrant town has to offer.

### Additional Information

Services: Mains water, gas, electricity, and drainage.

Local Authority: Dorset Council

Council Tax Band: D

Energy Performance Certificate (EPC):  
Rating – D

Please Note:

All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.



Local Authority  
Council Tax Band **D**  
EPC Rating **D**



### Gillingham Office

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### Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.