



**Connells**

Forge House  
Gillingham



### Property Description

Located in the charming village of Bourton this stunning 4 bedroom contemporary character home boasts picturesque countryside views and a powered double garage to the rear. As you approach the house you are greeted with a beautifully landscaped front garden and a welcoming entrance.

Upon entering the property, you are greeted by a spacious layout and an abundance of natural light. The ground floor features a newly renovated kitchen complete with high end appliances, a formal dining room perfect for entertaining, a comfortable and inviting living room with an electric wood burner and a downstairs cloakroom for extra convenience. Upstairs, you'll find 4 generously sized bedrooms including the master bedroom which has a beautiful ensuite bathroom. The family bathroom has been tastefully decorated and offers ample space. You can access the garden through a large gate to the side of the property, through the stable doors in the kitchen or through the bifold doors in the living space. Here you can enjoy gorgeous countryside views and ample space for entertaining guests or enjoying alfresco dining. Don't miss this rare opportunity to own a spacious and luxurious home in the heart of Bourton. Contact us today to schedule your viewing and make this dream home a reality.

### Entrance Hall

The entrance hall has a radiator, a telephone point, and a storage cupboard. It has oak engineered floorboards and a door to the front of the property.

### Cloakroom

The cloakroom has a WC, a wash hand basin, an extractor fan, and a radiator.

### Lounge

19' 6" max x 13' ( 5.94m max x 3.96m )

The lounge has two double glazed bifold doors allowing access to the rear garden. It has an open fireplace, a radiator, two telephone point, two TV points, a dimmer light switch, and carpeted flooring.

### Kitchen

12' 8" x 9' 8" ( 3.86m x 2.95m )

The kitchen has a double glazed window to the rear of the property and a stable door allowing access to the rear garden. The kitchen has both wall and base units with under unit lighting. It has a radiator, a one and a half bowl sink and drainer, lino flooring, a dimmer light switch, a breakfast bar, a larder draw, a double Neff oven, integrated hob and extractor hood as well as integrated appliances such as a fridge freezer and a dishwasher. The kitchen houses the oil fired boiler.

### Dining Room

12' x 13' 1" ( 3.66m x 3.99m )

The dining room has four double glazed windows to the front of the property and two double glazed windows to the side of the property. It has a radiator, a broadband point, and oak engineered floorboards.



## First Floor

### Landing

The first floor landing has a radiator, an airing cupboard, loft access and carpeted flooring.

### Bedroom 1

16' 4" max x 13' ( 4.98m max x 3.96m )

The first bedroom has two double glazed windows to the front of the property and two double glazed windows to the side of the property. It has a radiator, a TV point, integrated storage, a fitted double wardrobe, dimmer light switches, carpeted flooring, and a door to the ensuite.

### En Suite

The tiled ensuite has a double glazed, frosted window to the front of the property. It has a WC, a wash hand basin, a shower, an extractor fan, built in storage and tiled flooring.

### Bedroom 2

9' 4" x 9' 9" ( 2.84m x 2.97m )

The second bedroom has three double glazed windows to the rear of the property. It has a radiator, a fitted wardrobe, a TV point and carpeted flooring.

### Bedroom 3

9' 4" x 9' 8" ( 2.84m x 2.95m )

Bedroom three has two double glazed windows to the rear of the property. It has a radiator and carpeted flooring.

### Bedroom 4

9' 8" x 6' 7" ( 2.95m x 2.01m )

The fourth bedroom has two double glazed windows to the rear of the property. It has a radiator and carpeted flooring.

### Bathroom

The tiled bathroom has a double glazed, frosted window to the side of the property. It has a WC, a wash hand basin, a bath with an overhead shower, an extractor fan, a heated towel rail, integrated storage, and tiled flooring.

## Outside

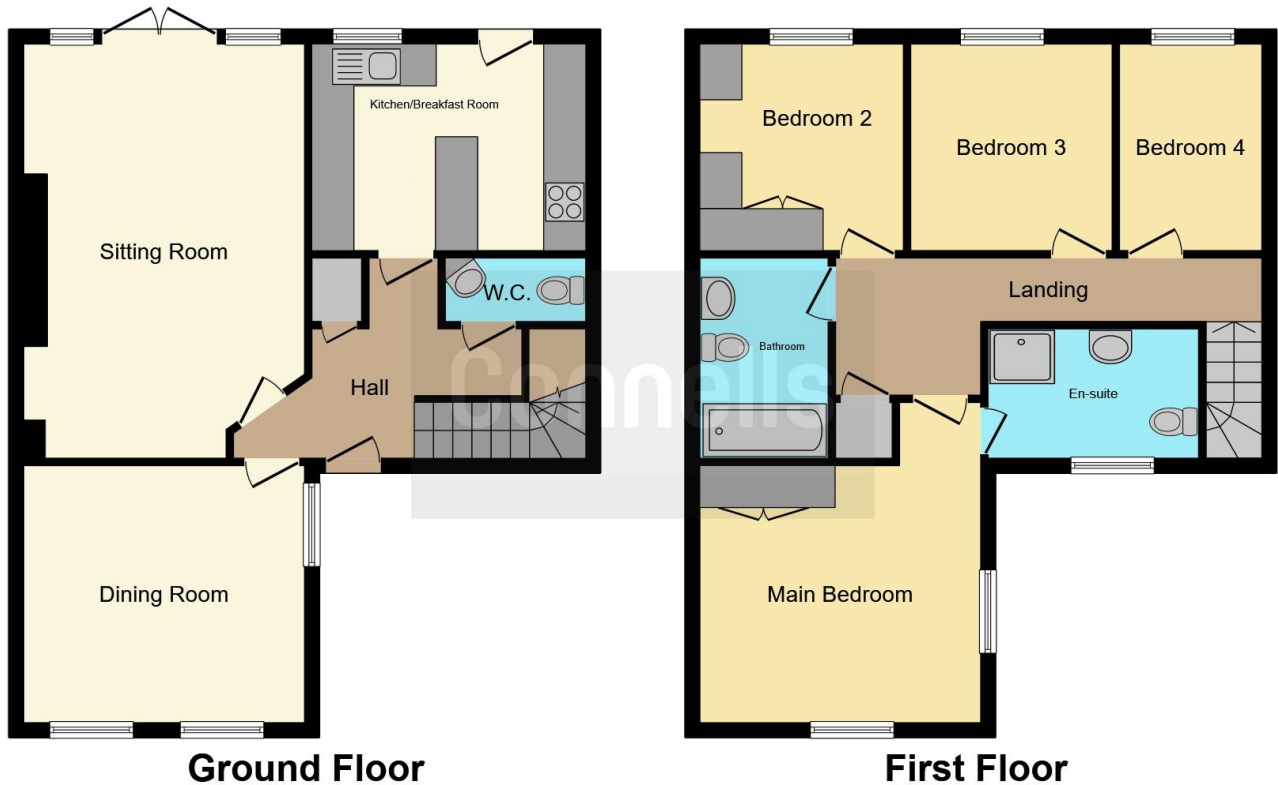
### Front Garden

The front garden has a gravel driveway with a raised lawn and shrub borders enclosed by a stone garden wall. The driveway leads to the gate which follows round to the rear garden and double garage.

### Rear Garden

The fully enclosed rear garden is patio to lawn. It has an external tap, a large garden shed and a gated driveway to the double garage. The double garage offers more storage.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

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Tenure: Freehold



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