



**Connells**

Higher Field Cottage Common Mead Lane  
GILLINGHAM

# Higher Field Cottage Common Mead Lane GILLINGHAM SP8 4RB

for sale  
**£550,000**



Connells have the pleasure of introducing this sublime 4-bedroom detached cottage to the market. Substantially extended and located on the highly sought after Common Mead Lane, this property offers the perfect blend of original character and modern-day convenience. Alongside the large tandem roller door garage operated by a remote fob, the property offers an additional single garage and parking on the driveway for many vehicles. The driveway is also accessible by two separate gated entrances offering suitability and security. The front of the property can be accessed through two doors, one leading into the boot room and one leading into the entrance porch adorned with substantial storage options. The extension within the property has seen a great increase in size for both the living and dining rooms creating the perfect environment for large family gatherings. The versatility of living arrangement is also a key feature of this property with two separate staircases, a downstairs bedroom with an ensuite toilet as well as a conservatory for those enjoyable summer evenings looking out onto the immaculately landscaped garden with two sheds and a summerhouse which is powered. Upstairs, you will be able to enjoy the far-reaching views from the impressively sized bedrooms which summarizes the property impeccably.

## Lobby

The lobby has a double glazed Velux skylight. It has ample storage space and houses the boiler.

## Entrance Hall

The entrance hall has a glass panel door to the lobby. It has understair storage, two smoke alarms, the consumer unit and a radiator.

## Boot Room

13' 2" x 7' 8" ( 4.01m x 2.34m )

The boot room has two double glazed windows to the front of the property and a door to the front. It has an Internet point, a radiator and tiled flooring.

## Shower Room

The shower room has a double glazed frosted window to the front of the property. It has a shower cubicle, a WC, a wash hand basin, an extractor fan, base cabinets and a medicine cabinet, a towel rail and a radiator. It has part tiled walls and tiled flooring.

## Lounge

20' 11" x 14' 10" max ( 6.38m x 4.52m max )

The lounge has a double glazed window to the rear of the property. It has a feature fireplace with a wood burner, a radiator and wooden ceiling beams.

## Kitchen

13' 6" x 11' 5" max ( 4.11m x 3.48m max )

The kitchen has three double glazed windows to the front of the property. It has both wall and base units, a table height breakfast bar, part tiled walls, tiled flooring, an extractor hood, and a radiator. It has space for a dishwasher, an American fridge freezer and a range master oven and hob.

## Dining Room

20' 10" x 11' 3" max ( 6.35m x 3.43m max )

The dining room has two double glazed windows to the conservatory, a door to the conservatory, a door to the entrance hall and a sliding door to the lounge. It has two radiators.



### **Additional Reception Room**

19' 5" x 8' 10" ( 5.92m x 2.69m )

The additional reception room has a door to the rear garden, a door to the boot room and an internal door to the tandem garage. It has an electric heater and is carpeted.

### **Conservatory**

9' 6" x 12' 3" ( 2.90m x 3.73m )

The conservatory has four double glazed windows to the side of the property, a double glazed double door to the garden and a triple glazed roof.

### **Bedroom 1**

27' 5" x 8' 6" max ( 8.36m x 2.59m max )

The first bedroom has two double glazed windows to the front of the property and a double glazed window to the rear. It has understair storage, two double wardrobes and two radiators.

### **En Suite**

The en suite has a WC, a wash hand basin, base units, a towel rail, tile splashback and tiled floor.

### **First Floor**

### **Bedroom 2**

15' 2" x 11' 4" ( 4.62m x 3.45m )

The second bedroom has a double glazed window to the rear of the property. It has a feature fireplace and a radiator.

### **Bedroom 3**

14' 9" x 11' ( 4.50m x 3.35m )

The third bedroom has a double glazed window to the rear of the property. It has a feature fireplace, integrated storage and a radiator.

### **Bedroom 4**

10' 9" x 6' 3" max ( 3.28m x 1.91m max )

The fourth bedroom has a double glazed Velux skylight. It has a radiator. The bedroom is accessible via the stairs between the lounge and bedroom 1.

### **Bathroom**

The part tiled bathroom has a double glazed frosted window to the front of the property. It has an L shaped bath with an overhead shower attachment, a WC, a wash hand basin, a thermostat, a heated towel rail, base cabinets and tiled flooring.

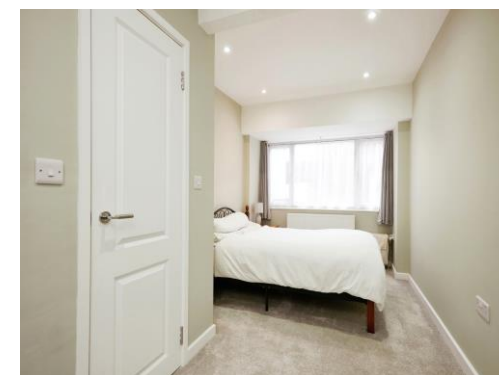
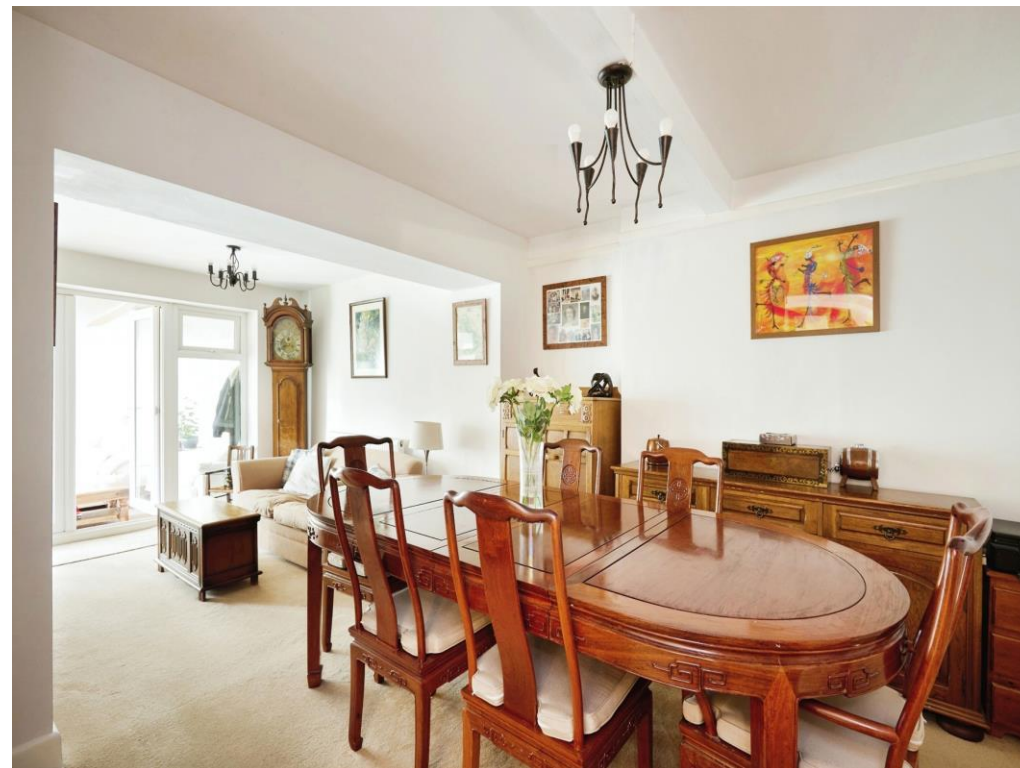
### **Outside**

### **Front Garden**

The front garden has 2 entrance gates and offers side access to the rear garden. It has a gravel driveway with parking for multiple cars. The property has shrub and fence borders. It offers access to the property via the front door and a door to the boot room.

### **Rear Garden**

The rear garden is lawn to decking. It has mature shrub, hedge and fence borders and there is a summer house with power. It has two sheds, an outside tap and basin, a side door to the single garage and rear access gate to the additional reception room.



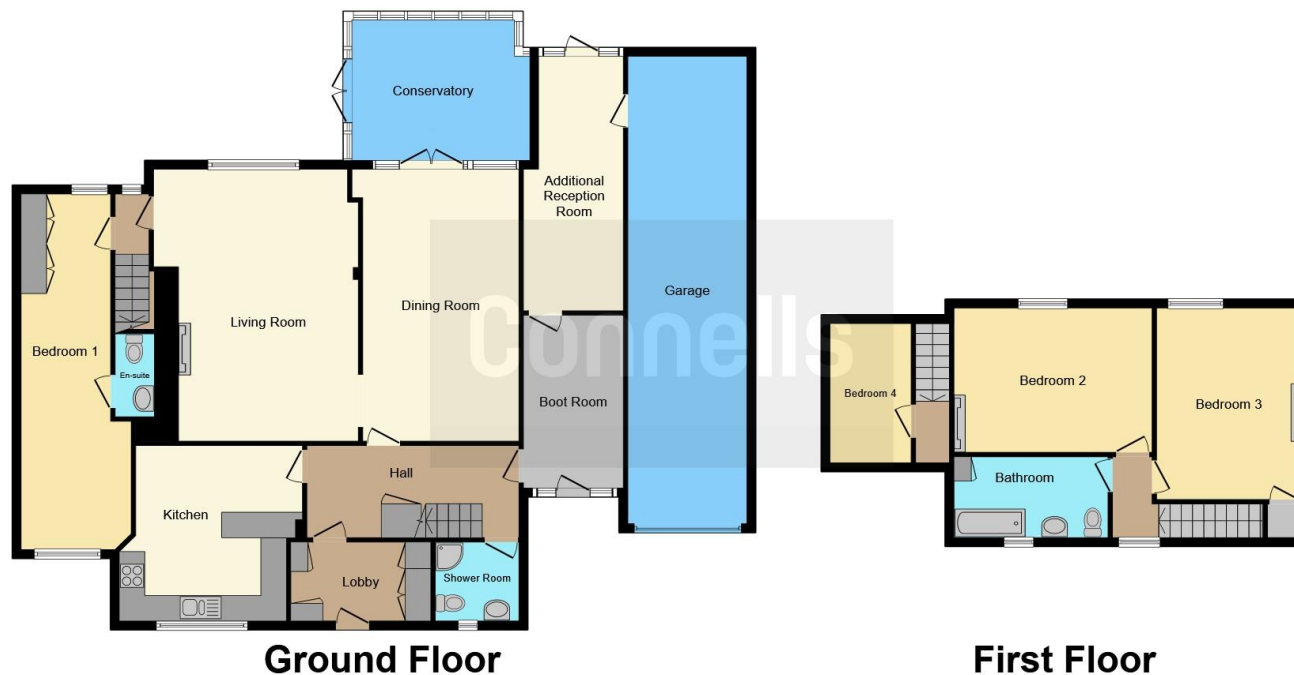
### **Tandem Garage**

9' 2" x 35' 10" ( 2.79m x 10.92m )

The garage has fob operated roller doors. It has power.







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)

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**EPC Rating: C**

Tenure: Freehold

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