



Connells

Japonica Cottage Kings Court Road
Gillingham

Japonica Cottage Kings Court Road Gillingham SP8 4LD

for sale
£400,000



Step inside this extraordinary two-bedroom detached thatched cottage and accompanying one-bedroom annexe situated on a quiet no-through-road in the heart of the market town of Gillingham. Brimming with original features like a stone-built inglenook fireplace and quarry tile flooring, this sumptuous home has been tastefully updated, extended, and configured to suit those looking for a traditional, yet stylishly modern home. This stunning home is situated within a stone's throw of beautiful countryside walks for the family, friends, and pets in your life to enjoy, offering peaceful and idyllic retreat to all. The convenient tucked-away position of this home encompasses a deceptively spacious amount of outdoor space separated into a vast amount of gated driveway parking, a large double garage/workshop fit with lights, power and workbenches and a simply breathtaking rear garden containing a gorgeous array of shrubs, flowers, and trees.

Boot Room

The boot room has a door to the front of the property, a fitted coat rack and the consumer unit.

Entrance Hall

The entrance hall has a smoke alarm, thermostat, understairs storage cupboard and a radiator.

Lounge

13' 10" x 11' 11" (4.22m x 3.63m)

The lounge has two double glazed windows to the rear of the property and a double glazed window to the front of the property. It has two radiators, exposed beam work, an inglenook fireplace with a log burner and a bread oven.

Kitchen

13' 8" max x 11' 9" max (4.17m max x 3.58m max)

The kitchen has a double glazed window to the front of the property. It has both wall and base cabinets, an integrated electric oven and electric hob, an airing cupboard with the water tank, oak worktops, a sink, original quarry tiled flooring, a moveable island, gas Rayburn as well as space for an American style fridge freezer, dishwasher and washing machine.

Garden Room

17' 9" x 10' 6" (5.41m x 3.20m)

The garden room has nine double glazed windows to the side of the property, a double glazed window to the rear of the property, double doors to the side of the property offering access to the rear garden and a dual fuel log burner.

Shower Room

The shower room has a double glazed frosted window to the front of the property. It has a WC, wash hand basin and a vanity unit, a shower cubicle, extractor fan and a heated towel rail.

First Floor

Landing

The landing has a double glazed window to the rear of the property, a smoke alarm and a storage cupboard.



Bedroom 1

12' 7" x 10' 8" (3.84m x 3.25m)

Bedroom 1 has a double glazed window to the front of the property and a double glazed window to the rear of the property. It has a radiator, original fireplace, smoke alarm, and exposed beam work.

The walk in wardrobe has a radiator and measures at 11 ft 3" X 3ft 04"

En Suite

The en suite has a double glazed window to the rear of the property. It has a WC, hand wash basin and a vanity unit, a shower cubicle, extractor fan and a heated towel rail.

Bedroom 2

13' 9" max x 12' 7" max (4.19m max x 3.84m max)

Bedroom 2 has a double glazed window to the front of the property and a double glazed window to the rear of the property. It has 3 integrated cupboard, a radiator and exposed beam work.

Outside

Front Garden

The front garden has a gated gravel driveway for multiple vehicles, an external light, a gated storage area, fence and wall borders and an external tap.

Rear Garden

The rear garden has lawn space with fence and hedge borders. It has raised beds, mature shrubs and trees, side gate offering access to the front and rear of the property, a shed, an enclosed secret garden and a path to the annexe.

Double Garage / Workshop

15' 2" max x 17' 9" max (4.62m max x 5.41m max)

The double garage / workshop has two double glazed windows to the rear, both wall and base cabinets, power and lighting, a work bench and a personnel door.

Annexe

Living Space

16' 2" x 9' 1" (4.93m x 2.77m)

The annexe has a double glazed window to the side, a sliding door to the side offering access to the rear garden. and a double door to the front. It has both wall and base units, a sink and drainer, plumbing for a washing machine and space for a fridge freezer.

Bedroom

10' 8" x 7' 5" (3.25m x 2.26m)

The bedroom has a double glazed window to the side of the property and the consumer unit.

En Suite

The en suite has a double glazed window to the front of the property. It has a WC, hand wash basin, shower cubicle and an extractor fan.









Ground Floor

First Floor

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

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4 Clive House High Street
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EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

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