



CHAFFERS
ESTATE AGENTS



West Street

Kington Magna, Gillingham, SP8 5EW

*** NO FORWARD CHAIN *** A delightful THREE BEDROOM detached period cottage situated in a peaceful rural location about 3 miles South West of Gillingham. The property benefits from oil fired central heating, original sash windows, off road parking, timber garage/workshop and gardens.

£320,000 Freehold

Council Tax Band: E

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THE PROPERTY

A delightful three bedroom detached period cottage situated in a peaceful rural location about 3 miles South West of Gillingham. This beautiful character cottage has accommodation arranged over two floors and in brief consists of:- Dining room with original sash window, cast iron fireplace, and attractive exposed floorboards; double aspect sitting room with matching sash windows, feature brick fireplace housing a wood burner; double aspect kitchen with Belling Range cooker and built in larder; downstairs cloak/shower room. The landing on the first floor leads to double aspect master bedroom with Victorian fireplace; bedroom 2 with sash window and pretty cast iron Victorian fireplace; bedroom 3; bathroom with roll top bath and built in airing cupboard. The property benefits from oil fired central heating, original sash windows, conservatory, off road parking, timber garage/workshop and gardens.

INTERNAL VIEWING HIGHLY RECOMMENDED

OUTSIDE

The gardens lie predominantly to the front and side and are a delightful feature, laid out in a traditional cottage style with sloping lawns with brick pathway. The gardens are well established with a variety of traditional flowering and climbing plants, shrubs, trees, mature willow tree and wood store. There is also an insulated shed with light, power and water which would be ideal to use an office.

LOCATION

Kington Magna is a traditional Dorset village situated between several towns including Gillingham (3 miles), Shaftesbury (7 miles), Wincanton (6 miles) and Sherborne (10 miles) and enjoys good transport links via the A303 and A30. The nearby villages of Buckhorn Weston and West Stour have popular pubs and West Stour has a garage with shop. Gillingham has a

good range of retail facilities including five supermarkets, leisure facilities and a highly regarded secondary school as well as a mainline railway station (Exeter - London Waterloo).

ADDITIONAL INFORMATION

Services: Mains Water (Meter) Oil Fired Central Heating, Electricity & Drainage.

Council Authority: Dorset Council -

Council Tax Band: E

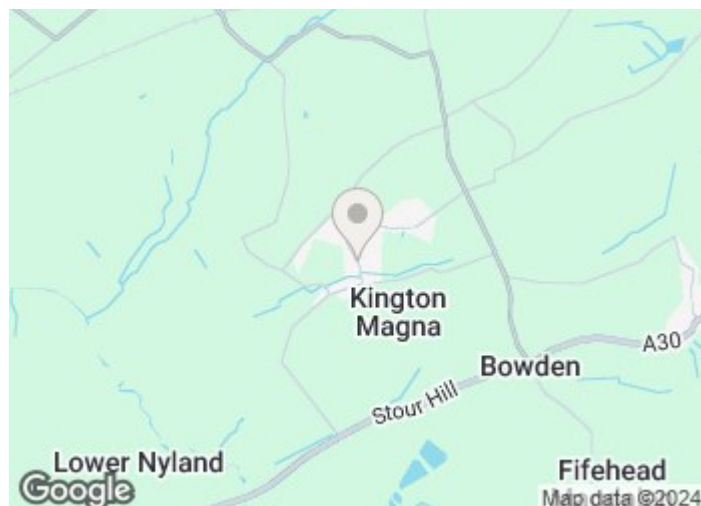
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Agent's Notes: Fitted carpets as seen are included in the sale.

Energy Performance Certificate:

Rated: F ~ View at

www.chaffersestateagents.co.uk

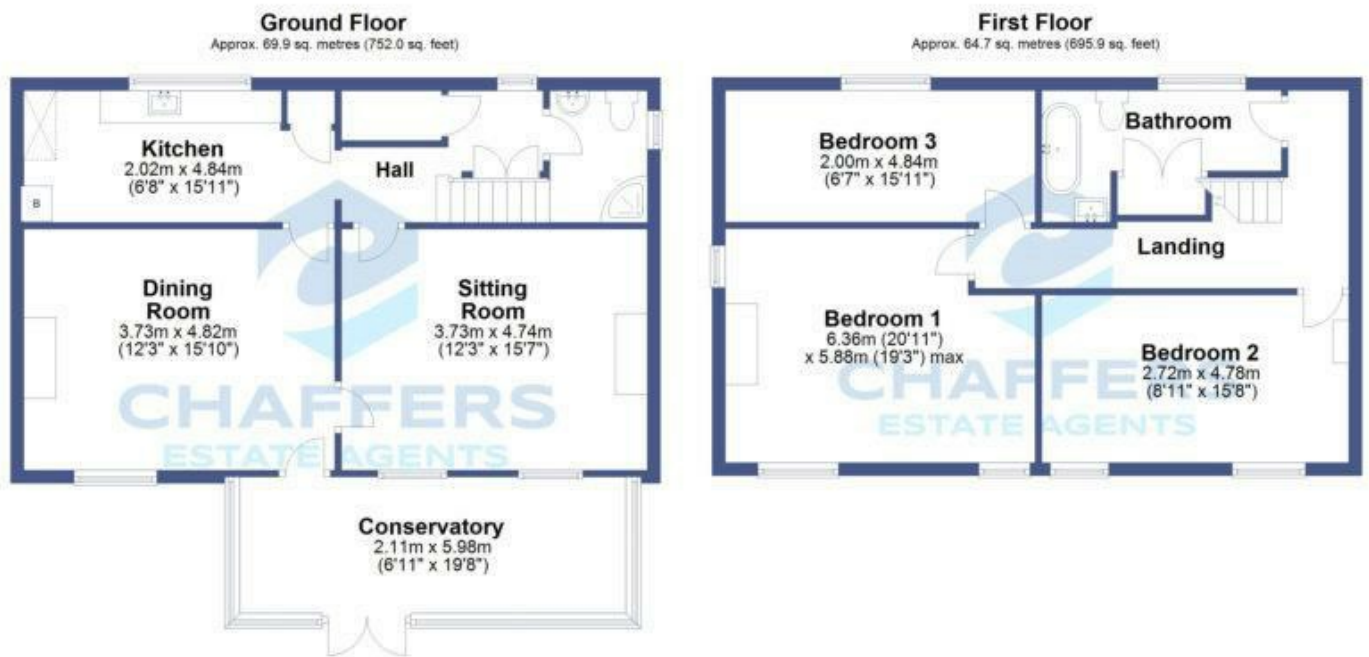


Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn left onto Le Neubourg Way. At the set of traffic lights turn right onto Wyke Street. Take the third left onto Broad Robin and continue along this road which can be quite winding. Pass the Mellows Nursing Home on the right hand side and stay on Nations Road which soon becomes Harpitts Lane. Continue on this road until you reach the crossroads. Go straight over to Church Hill and continue onto Church Street which turns left and becomes West Street. The cottage can be found on the right hand side.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
Tel: 01747 822233 Email: gillingham@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		31	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	