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ESTATE AGENTS



## Dry Lane, Gillingham, SP8 5DR

A fantastic opportunity to acquire a four bedroom attached cottage situated in a rural setting with a stunning outlook over the neighbouring countryside. The property is within easy walking distance to The Old Brewery Cafe and a short drive to the town centre and mainline train station (Exeter-London/Waterloo) whilst being surrounded by stunning countryside for those beautiful walks. EPC Band:- E

**Asking Price £550,000 Freehold**

**Council Tax Band: C**



## Dry Lane, Gillingham, SP8 5DR



### DESCRIPTION

A fantastic opportunity to acquire a four bedroom attached cottage situated in a rural setting with a stunning outlook over the neighbouring countryside. The property is within easy walking distance to The Old Brewery Cafe and a short drive to the town centre and mainline train station (Exeter-London/Waterloo) whilst being surrounded by stunning countryside for those beautiful walks. The property was built in the latter part of the 1800's as a coach house/wagon barn for the Thorngrove estate and the original stonework for the entrance can be seen on the front elevation. The original stonework was repaired and restored and the west part of the south elevation given a traditional lime harling finish with a lime wash protective coat. This much loved home has been updated and improved to provide spacious and versatile accommodation whilst preserving much of the character of the original building. The accommodation comprises reception hall with laminate flooring, bi-fold doors to the cloakroom and leading to the inner hallway with stairs to the first floor, doors to the sitting room and bedroom 4 and original arched opening to the inner hall, kitchen and dining room. The sitting room has two windows overlooking the garden and adjoining countryside, feature fireplace with timber mantle piece, brick hearth and large wood burner. Inner hallway with built in storage/coats cupboard/tall pantry and space for a fridge/freezer, opening to dining room and to:- A modern kitchen/garden room fitted with ample stylish floor units including a corner carousel, space for a Range style cooker, built in breakfast bar, spotlights, double sliding patio doors opening onto the garden with views over the adjoining countryside, underfloor heating, sky lantern and separate door to the garden; Dining room with old window opening with

seat under, airing cupboard housing the oil fired central heating boiler and the hot water cylinder, feature fireplace with timber mantle and brick hearth, door to:- utility area with space and plumbing for washing machine, space for under counter fridge and pantry storage space; bedroom 4 with door to an en-suite shower room fitted with a modern suite consisting of a large walk in shower cubicle, vanity wash basin and low level WC; The stairs on the first floor lead to a galleried and split level landing with latch doors to all rooms including loft access. Bedroom one enjoys views over the garden and countryside and also has plumbing available for an en-suite; Bedroom two also has plumbing available for an en-suite, a built in wardrobe, Victorian style fireplace and also boasts views of the garden and countryside; Bedroom three has exposed floorboards and enjoys views of the garden and countryside; a modern contemporary shower room fitted with a stylish suite consisting of square wash hand basin, low level WC, a large walk in shower cubicle. and a heated towel rail.

An internal viewing is highly recommended to appreciate the well proportioned rooms as well as the rural location with countryside views.

### OUTSIDE

Outbuilding (2.23m x 9.14m) is fully insulated and is ideal work from home space, annexe or Airbnb potential with light, power and water supply.

The property is approached from Dry Lane onto a parking area which provides space for 2-3 cars. A gate opens to the front of the outbuilding where a path leads to the property.

A wrought iron gate accessed from the lane gives pedestrian access onto a stone path which leads to the front door and a long the side of the property. The fully enclosed garden is predominantly laid to lawn with mature flower and

shrub borders retained by low stone walls, outside tap and water butt. There is a paved patio area to the front of the property and continues to the side of the house where there is a pond and an area that conceals the oil tank. It may be possible to purchase the area of field leading from the south fence to the field gate as marked by the area enclosed by the existing fence (subject to the farmer).

### LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets including Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

### ADDITIONAL INFORMATION

Services: Mains Water, Electricity, Oil Fired Central Heating, Septic Tank shared with attached cottage.

Council Authority: Dorset Council ~ Council Tax Band: C

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.

Energy Performance Certificate: Rated: E



### 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 and continue towards the traffic light. Turn right onto Wyke Street and continue on this road. Go past Wyke Hall on your right and then take the next turning on your left onto Dry Lane. On the bend, bear left and continue on this road for a short distance. The cottage can be found on the right hand side.

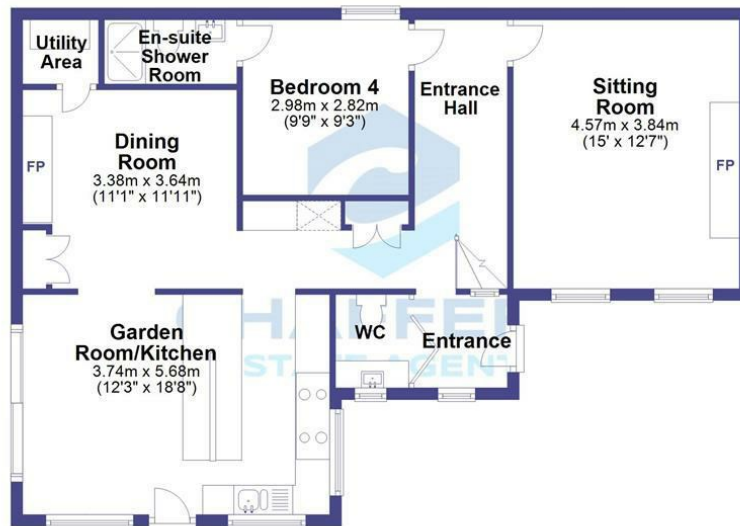






# Floor Plan

Ground Floor



First Floor



Not to scale. For illustration purposes only. Plan indicates property layout only. Plan produced using PlanUp.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	