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ESTATE AGENTS



22 Barnaby Mead , Gillingham, SP8 4AL

A fantastic opportunity to acquire a substantial five bedroom family home set in approx. 1.2 acres which has been completely updated and extended by current owner; now providing spacious, well presented and versatile accommodation conveniently situated just off the High Street. EPC Band:- B

£745,000 Freehold

Council Tax Band: F

22 Barnaby Mead

, Gillingham, SP8 4AL



DESCRIPTION

A fantastic opportunity to purchase a substantial five bedroom family home which has been completely modernised and extended by current owner now providing spacious, well presented and versatile accommodation conveniently situated just a few minutes walk from the High Street.

This well presented contemporary family residence offers accommodation arranged over two floors comprising:- Entrance porch with half glazed door to a large welcoming reception hall with oak flooring, stairs to first floor, door to the sitting room, bedroom/guest room and French doors to a dining room; a well equipped, double aspect, modern kitchen fitted with a range of floor and wall units including a built in Bosch electric oven, 5 ring gas hob, island, integrated dish washer, Samsung fridge/freezer, ceiling lights, oak flooring and double doors opening to outside and double doors opening to:- a double aspect sitting room with feature fireplace housing a wood burner, double glazed doors to garden. A good sized bedroom/guest room with double doors to garden, door to a walk in wardrobe and door to an en-suite bathroom fitted with a white corner seat bath with electric shower over and screen, pedestal wash basin, low level WC and heated towel rail. The inner hallway has a door to the garage, door to a timber lean-to, door to the Vaillant gas boiler (central heating and hot water) and door to:- utility room with fitted floor and wall units, plumbing for washing machine, space for tumble dryer and double doors to an airing cupboard. To complete the layout on this floor is a cloakroom fitted with a white WC, pedestal wash basin, chrome heated towel rail and a double cloaks cupboard. A spacious galleried landing on the first floor with vaulted ceiling and arched window, gives access to all rooms which include:- A double aspect main bedroom with a walk-in wardrobe, two double doors with blinds that open onto Juliette balconies, loft access and door to:- en-suite shower room with walk in shower, 2 x

vanity wash basins, low level WC, heated towel rail and underfloor heating; bedroom 2 is also double aspect and has a fitted double wardrobe and door to:- en-suite shower room with a double width shower, pedestal wash basin, low level WC, heated towel rail and underfloor heating; bedroom 3 is double aspect, has fitted double wardrobes and door to a Jack and Jill bathroom; bedroom 4 is also double aspect, has access to the eaves and door to the Jack and Jill bathroom. The bathroom is fitted with a white suite which includes a bath with shower over, vanity wash basin, low level WC, chrome heated towel rail and underfloor heating.

The property benefits from gas central heating, double glazing, gravelled driveway providing ample parking for several vehicles, garage, a good sized wrap around garden and is conveniently situated minutes away from the town centre, schools, doctor/dentist surgeries and mainline train station (Exeter-London/Waterloo).

OUTSIDE

The property sits well in its own private plot set in approx. 1.2 acre and is approached via a large gravelled driveway which provides ample parking for several vehicles and also gives access to the garage. The garage has an up and over door, light and power. The property boasts a wrap around garden which is predominantly laid to lawn with mature shrubs, trees, a patio area to the front of the property as well as a separate decking area to the side, a timber summer house and a bridge that goes over the River Shreen giving access to a beautiful large area of lawn and trees.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include 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, Gas, Electricity & Mains Drainage with Sump Pump.

Council Authority: Dorset Council

Council Tax Band: F

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:- Please note the solar panels are owned and provide an annual income which is guaranteed for 25 years as of 06/12/2011.

Energy Performance Certificate: Rated: B



Directions

From our Gillingham Office proceed down the High Street and just past the Methodist Church on the right hand side, turn right onto Barnaby Mead. Continue on this road and bear slightly to the left where Number 22 Barnaby Mead can be found on the left hand side via a private gravelled driveway.



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	