



CHAFFERS
ESTATE AGENTS



Blackmore Vale House

Newbury, Gillingham, SP8 4QJ

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Offers Over £425,000 Freehold

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DESCRIPTION

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This charming property offers plenty of character throughout with fantastic spacious rooms, high ceilings, Victorian fire places and sash windows. The accommodation is arranged over two floors and in brief comprises:- A large welcoming entrance hall with stairs to the first floor, door to rear garden and doors to:- a good sized kitchen with space for cooker, space for fridge and door to garage; dining room with built in cupboards and window to front aspect with shutters; sitting room with feature fire place, window to front aspect with shutters and door to:- a good sized study with feature fire place and window to rear overlooking the garden; a downstairs cloakroom completes the layout on this floor.

The landing on the first floor gives access to all rooms which include:- Bedroom one with sash window to front aspect, Victorian fireplace and door to:- En-suite shower room; Bedroom two and bedroom three are both double rooms with bedroom three benefitting from a shelved double cupboard; bedroom four is a single room with sash window. There is also a former bathroom which can be reinstalled.

Approached from the town via a large private gravelled driveway, this period building, recently used as offices, benefits from full planning permission granted on the 25th April 2024 to revert to a

four bedroom residential home (Planning No:- P/FUL/2024/00989.

INTERNAL VIEWING HIGHLY RECOMMENDED

OUTSIDE

Front Garden ~ A large private gravelled driveway providing ample off road parking leading to:-

A large single attached garage that stretches the whole length of the house fitted with double doors, personal door and door to rear garden. A new boiler can also be found in the garage (2 years old).

To the rear is an enclosed fenced and hedged sunny garden with a large paved patio area ideal for al-fresco dining, a well manicured lawn edged with well established flower and shrub borders, trees and an outside tap.

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 & Drainage.

Council Authority: Dorset Council

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 up the High Street and continue onto Newbury. Just past Royal Lodge on the left hand side, Blackmore Vale House can be found on your right in between the Barn Surgery and The Little Sanctuary Hair Dressers.





Floor Plan

GROUND FLOOR



FIRST FLOOR



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	