



CHAFFERS
ESTATE AGENTS



Back Lane

Kington Magna, Gillingham, SP8 5EL

A well presented 3 bedroom detached bungalow located in the sought after village of Kington Magna. The property benefits from being recently refurbished to a high standard by the present owner, oil fired central heating, double glazing, garage, ample parking to the rear of the property, front and rear gardens and far reaching views over the countryside & village.

£450,000 Freehold

Council Tax Band: D

Back Lane

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DESCRIPTION

A fantastic opportunity to acquire a three bedroom detached bungalow located in the much favoured beautiful rural village of Kington Magna.

The property offers deceptively spacious accommodation which in brief comprises:- Entrance porch and entrance hall with doors to all rooms including an airing cupboard and an extra storage cupboard; kitchen with a range of floor and wall units including space for cooker, plumbing for washing machine, space for tumble drier and door to:- dining room; conservatory; a double aspect lounge with double glazed patio doors to outside; bedroom 1 is of good size and benefits from built in double wardrobes; bedroom 2 is also a good sized room with built in wardrobes; bathroom fitted with a white suite comprising panelled corner bath, two pedestal wash basins, low level WC and shower cubicle. The property benefits from uPVC double glazing throughout, oil fired central heating, ample parking, garage, front and rear gardens and far reaching countryside views.

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. Oil Fired Central Heating, Electricity & Drainage.

Council Authority: Dorset Council - Council Tax Band: D

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: D

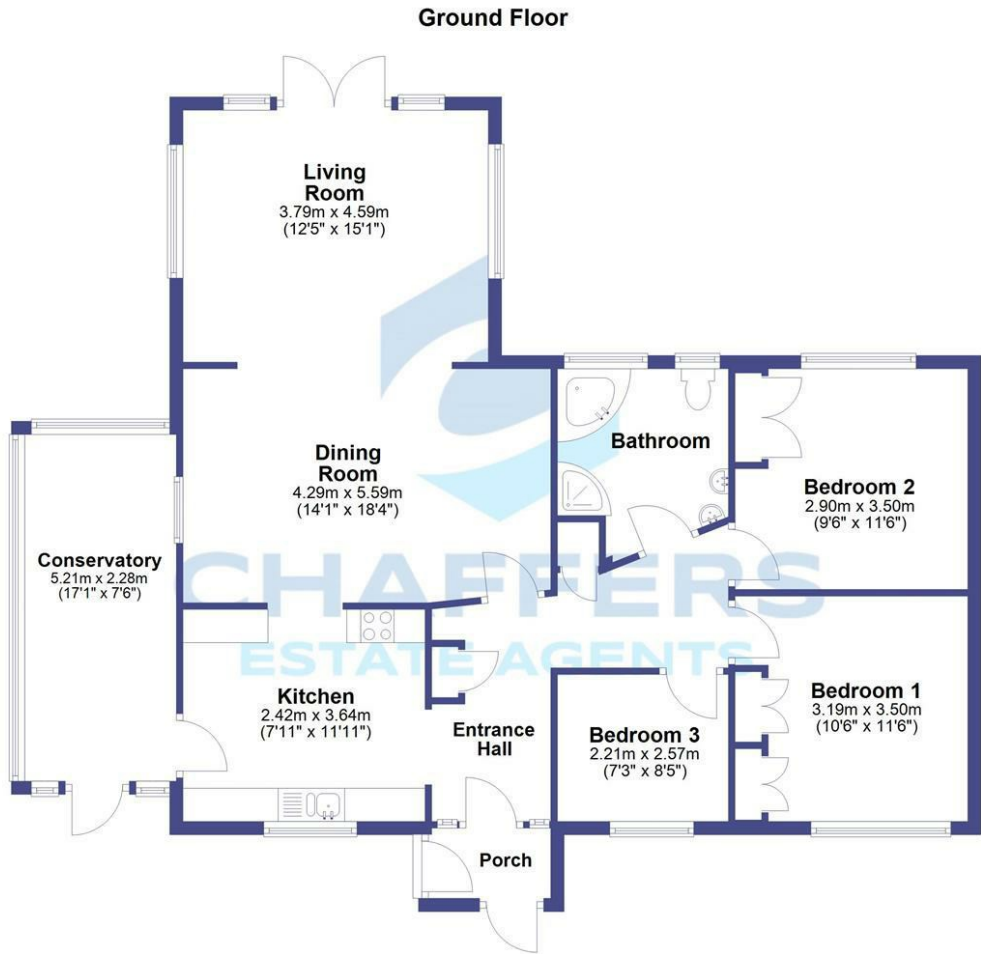


Directions

From our Gillingham Office proceed up the High Street and take the first turning on your right onto Station Road. At the traffic lights turn right onto Le Neubourg Way/B3081. At the next set of traffic lights turn left onto Wyke Street - B3081. Continue on this road passing The Old Brewery Café and Kitchen on your right hand side. Continue a short distance and take a left onto Dry Lane. Bear right onto Westbrook Road, bear left and then turn right. Turn right again and at the 'T' junction turn left. Turn right onto Barton Hill and bear right onto Back Lane.



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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