



## WAVERING LANE EAST

GILLINGHAM, SP8 4NX

**£565,000**  
FREEHOLD

This is a rare opportunity to acquire a substantial and well-maintained four bedroom detached home in a highly convenient location—early viewing is highly recommended. The property combines character features with modern comforts, ideal for family life and entertaining.





# WAVERING LANE EAST

## DESCRIPTION

\*Substantial Four Bedroom Detached Home on Generous Plot Close to Town Centre\*

Set within a generous and mature plot, this attractive four bedroom detached residence offers spacious and versatile living just a short distance from the town centre. The property combines character features with modern comforts, ideal for family life and entertaining.

Upon entering, you are welcomed by a bright entrance hall with stairs rising to the first floor, an understairs storage cupboard, and glazed doors leading into the main reception areas. The sitting room is a well-proportioned space with patio doors opening directly to the rear garden, creating a lovely flow for indoor-outdoor living.

A useful utility room with doors to the garage and outside is found off the entrance hall, along with a cloakroom and separate study provide additional practicality and flexibility for home working or hobbies. The kitchen/breakfast room is a particular highlight, featuring stylish Shaker-style wall and base units with hardwood worktops, an inset sink unit, and quality integrated appliances including an electric Aga, Neff electric oven, gas hob, and fridge/freezer. This room benefits from a double aspect, flooding the space with natural light, and also enjoys direct access to the garden.



Upstairs, a spacious landing with airing cupboard leads to four bedrooms. The master bedroom includes a built-in double wardrobe and a modern en-suite shower room. Bedrooms two and three also feature built-in wardrobes, while the fourth bedroom offers flexible accommodation as a nursery, guest room, or further office.

The family bathroom is beautifully appointed with a white suite providing a luxurious and functional space for the whole household.

## OUTSIDE

Externally, the property enjoys a substantial plot with mature gardens, offering plenty of room for outdoor activities and relaxation. The property also benefits from having solar panels installed.

A tarmac driveway provides off-road parking and leads to double gates opening to an additional driveway, perfect for further vehicles or a caravan.

The gravelled front garden is framed by established hedging, offering privacy and curb appeal.

A beautifully landscaped garden boasts lawns, flower beds, fruit trees, and a kitchen garden for those with green fingers. There are also two garden sheds, a greenhouse, decking, a paved patio, and a workshop, providing space for storage, hobbies, and entertaining. The garden is walled and hedged for privacy and security, and backs directly onto the River Stour, offering a tranquil backdrop and wonderful wildlife views.

## 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 ~ Council Tax

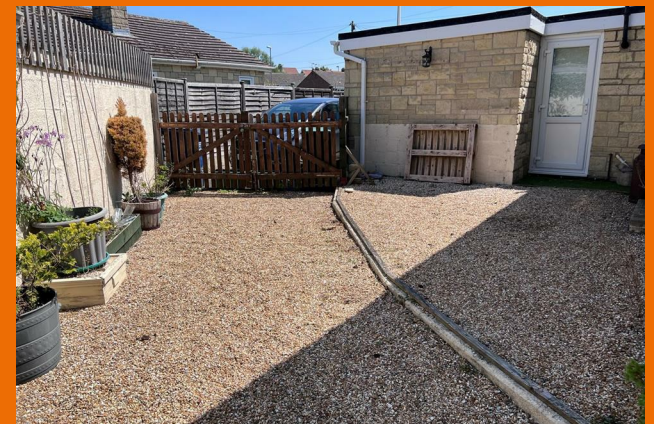
Band: E

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.

Energy Performance Certificate: Rated: TBC

Solar Panels - Owned

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

