



Primrose Path, Madjeston, Gillingham, Dorset

A fine individual detached house with flexible and spacious family accommodation including separate home office and adjoining open fields to the rear yet just 1.5 miles from Gillingham.

Guide Price

£650,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Primrose Path, Madjeston, Gillingham, Dorset, SP8 5JH

- An individual detached house of about 2500 sq ft
 - Separate home office
 - Ground floor bedroom and shower
 - 4 bedrooms, 3 bath/shower rooms
 - Garage and plenty of parking
- Rural setting with verdant surrounding views
 - Level garden with large BBQ patio area
 - 14 solar panels generating income
- Easy access to Gillingham and road networks
- Mainline station, Waitrose and range of shops in Gillingham

Viewing strictly by appointment
Symonds & Sampson
01258 473766





Primrose Path enjoys a rural aspect with far reaching views whilst still being only some 1.5 miles from Gillingham. The house has excellent flexible accommodation that flows effortlessly through each generously sized room. The front door opens into a spacious entrance hall with beautiful oak flooring which in turn leads to the sitting / dining room. A wood burner is the central feature to the sitting room and the dining area has a wonderful high ceiling and stretches all the way to a bay window with French doors to the impressive garden. Adjacent is the kitchen / breakfast room, ideal for entertaining and family life. The kitchen has a range of wall mounted and floor standing units, a central island, a Cuisine Master 100 electric Range and integrated dishwasher. A separate utility room is to one side which also leads to the side garden. Back in the kitchen, French doors at the sitting area lead to the patio area. A further internal door leads to a Bedroom 4 or playroom. This brings you back to the entrance hall with a shower room next to the bedroom.

Upstairs is a lovely bright landing with two double

bedrooms with fitted wardrobes in the eaves, and a family bathroom. The master bedroom has a dual aspect over the garden and stunning rural views to the south west along with an ensuite shower room and plenty of storage.

Situation

Madjeston hamlet has far reaching views over fields and woodland. Gillingham is 1.5 miles away and benefits from a main line railway station to London. The A303 lies only 4 miles to the north. The town centre has a Waitrose Supermarket amongst others and an excellent selection of small local shopping facilities. Shaftesbury is 5 miles and Sherborne is 13 miles. The surrounding countryside is particularly attractive.

Directions

From the centre of Gillingham, take the B3092 towards East Stour and Sturminster Newton. After approximately 1 mile, turn right sign posted to Kington Magna and proceed along the lane for approximately 500 yards and Primrose Path is on the left hand side.

Outside

The property is approached via a drive with a double garage and an outbuilding which is divided into three rooms, currently a recently renovated home office and two store rooms. The garden is a delight and is mainly to the side (south east) with a large lawned area beyond the more intimate flower garden and small pond with an ornamental bridge over. A range of fruit trees with Greengages, Apple and Plum adorn the boundary and a rabbit proofed vegetable plot and greenhouse is tucked away in the south east corner. A summerhouse features a bar with power and lighting, a further garden house and the BBQ patio area is adjacent to the kitchen / dining / sitting room and is south facing with views over the fields. A side gate leads back to the driveway making the garden a wonderfully private area in all.

The drive is generous and will take around 5 cars to the front and side. A double garage has electric up and over doors.

14 solar panels on the roof of the property generate an income.

Services

Mains water and electricity are connected to the property. Private Drainage. Oil fired central heating system.

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: E



Primrose Path, Madjeston, Gillingham

Approximate Area = 2488 sq ft / 231.1 sq m (includes garage)

Limited Use Area(s) = 80 sq ft / 7.4 sq m

Outbuildings = 424 sq ft / 39.3 sq m

Total = 2992 sq ft / 277.9 sq m

For identification only - Not to scale

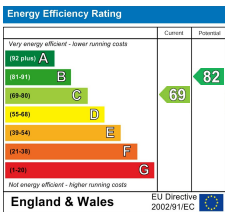
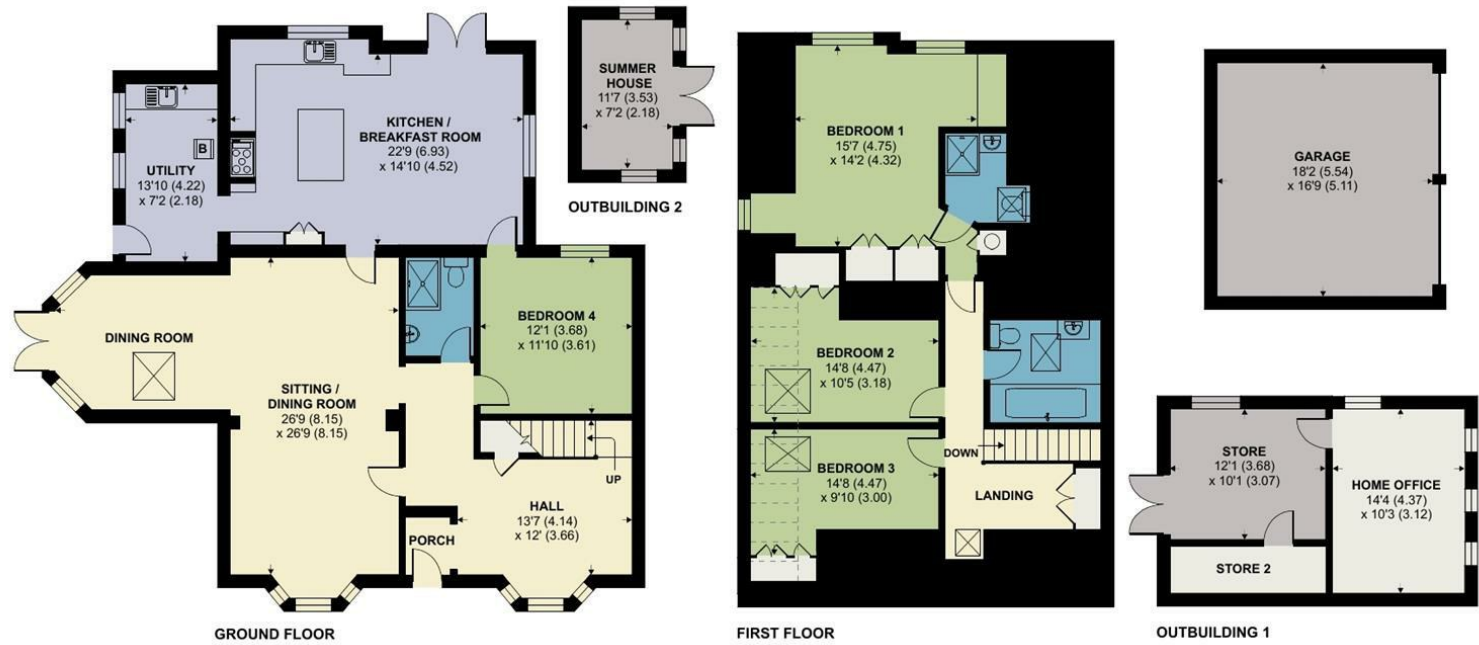
Denotes restricted head height

Agents Note: "Connected Person"

Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a family member of a Symonds & Sampson employee and as such constitutes a 'connected person'.

Property Information

Broadband - Standard broadband is available. Mobile phone network coverage is available indoors and outdoors (Information from Ofcom <https://www.ofcom.org.uk>)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2022. Produced for Symonds & Sampson. REF: 839215



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