



## Cornerways, Lintern Lane, Gillingham, Dorset

A detached bungalow with views over fields and two lodges giving income earning potential yet just a short distance from Gillingham.

Guide Price  
**£650,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Cornerways, Lintern Lane, Gillingham, Dorset, SP8 5JN

- Detached extended bungalow
  - PP to further extend
  - Large plot of 0.48 acres
  - Three double bedrooms
- Two bath / shower rooms (1 ensuite)
  - Two detached lodges
- Additional accommodation or income potential
  - Detached bar - scope for home office
- Views over countryside yet 1.5 miles from Gillingham
- Town with amenities, supermarkets and mainline station

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





A detached bungalow with views over fields and two lodges giving income earning potential yet just a short distance from Gillingham.

Cornerways is a detached bungalow extended by the current owners to offer well laid out and adaptable accommodation with good sized rooms. The property occupies a generous plot of just under half an acre and has fine countryside views over adjoining fields. The front door opens to a hall leading on to a modern kitchen, with the added bonus of planning permission already secured for a rear extension, offering the potential to create modern family kitchen/living room. The dual aspect sitting room has a wood-burning stove and also off the hall is a bathroom and a separate WC.

There are three double bedrooms with the larger bedroom also having an ensuite wet room and French doors to the garden.

The bungalow sits centrally in the plot with gardens which

wrap around three sides while the lodges sit to the other side where there is ample off-road parking.

Cornerways offers an incoming buyer the scope to further extend the main bungalow, has income potential through the lodges, has fine countryside views and is just a short distance from the middle of Gillingham.

#### Situation

Madjeston is a hamlet about 1.5 miles to the south of the middle of Gillingham, the Leddenton of Thomas Hardy's novels. It is situated in the Blackmore Vale, and is the most northerly town in Dorset. The name of the town was first mentioned in the 10th century Saxon charter and was the seat of a royal hunting lodge. This was visited by King John and the first three Henrys. The town offers services to cater for most everyday requirements with Waitrose, Asda, Lidl and Aldi supermarkets, pharmacy, bank, post office, doctors surgery, pubs, cafes and gift shops, along with the well regarded state secondary school. Gillingham also enjoys a mainline railway station serving London Waterloo (2 Hours)

and the South West. The A303 giving access to the South West and London via the M3, whilst the A350 provides access to the coast.

#### Directions

From Sturminster Newton head north on the B3092 crossing the A30 at East Stour. Continue through the village and down the hill towards Gillingham where Lintern Lane will be found on the right hand side.

#### Outside

The property is approached from the lane via a drive to a large parking area with ample parking for a number of cars and the two detached lodges.

The gardens wrap around the bungalow and there is a large detached bar with a utility room and a cloakroom, an ideal entertaining space or an opportunity for an excellent home office.

#### Services

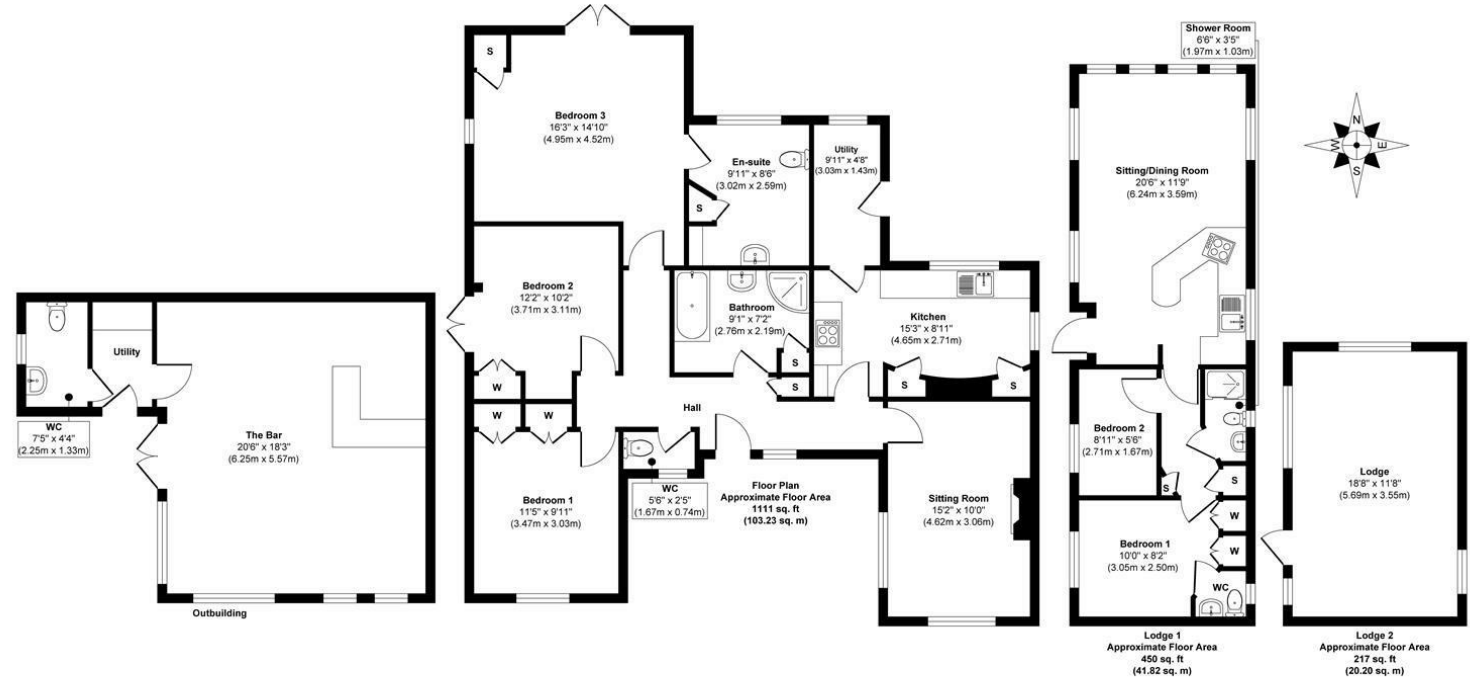
Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

Local Authority  
 Dorset Council Tel: 01305 221000  
 Council Tax Band: D

**Property Information**

Broadband - Standard broadband is available.  
 Mobile phone network coverage is available outdoors with limited coverage indoors (coverage is best provided by Three Network).  
 (Information from Ofcom <https://www.ofcom.org.uk>)

**Lintern Lane, SP8**



**Approx. Gross Internal Floor Area 1778 sq. ft / 165.25 sq. m**

Produced by Elements Property

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

**GWB May 2024**



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