



Symonds
& Sampson

New Cottage

Langham, Gillingham, Dorset

New Cottage

Langham
Gillingham
Dorset SP8 5NX

Situated in a rural location, this three bedroom semi detached home has a pleasant garden and off road parking for several vehicles.



- Semi detached house
- Fantastic starter home or buy to let
- Driveway parking for several vehicles
- Pleasant countryside outlook to front and rear
 - No onward chain

Guide Price £295,000

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE DWELLING

New Cottage is a semi-detached house, understood to originally be a worker's cottage for the Langham Estate, located towards the end of a no-through road.

ACCOMMODATION

Please see floorplan, however, in brief, the property comprises entrance hall, cloakroom, sitting room with open fire, opening into a dining room with log burner and a fitted kitchen on the ground floor. On the first floor, there are three bedrooms and a bathroom.

OUTSIDE

To the front of the property there is a gravel driveway providing off road parking for several cars, with a brick built outbuilding. To the rear there is a garden largely laid to lawn with a variety of shrubs and trees. A low level fence marks the rear boundary and allows a pleasant outlook to the countryside beyond.

SITUATION

Located in the beautiful, rural hamlet of Langham, with the convenience of Gillingham, which has a choice of supermarkets, mainline railway station (Waterloo 2 hours) and easy access to the A303 (6 miles). Both Shaftesbury and Sherborne are approximately 11 miles away. There is a good selection of well-respected schools in the area - both primary and secondary, and a choice of local golf courses.

DIRECTIONS

What 3 words///unlimited.repaying.tornado

SERVICES

Mains electricity is connected to the property. Private water supply and treatment plant drainage system. Electric heating system.

MATERIAL INFORMATION

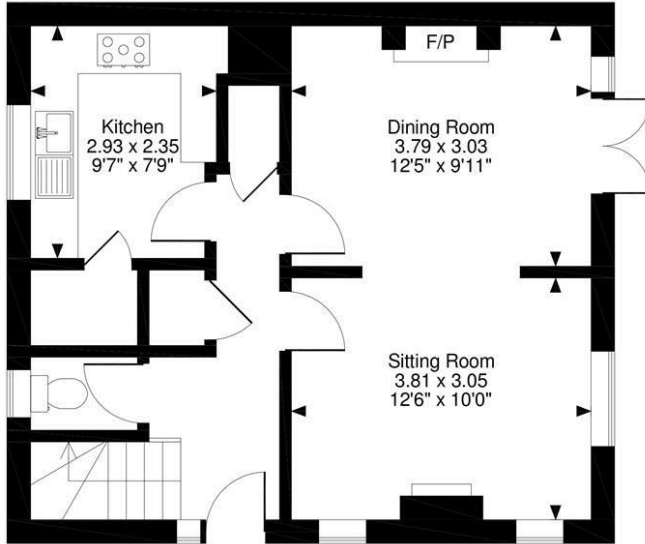
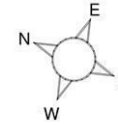
Standard and ultrafast broadband is available. Mobile phone network coverage is limited inside and likely outside. (Information from Ofcom <https://www.ofcom.org.uk>) Council Tax Band: C

AGENTS NOTE

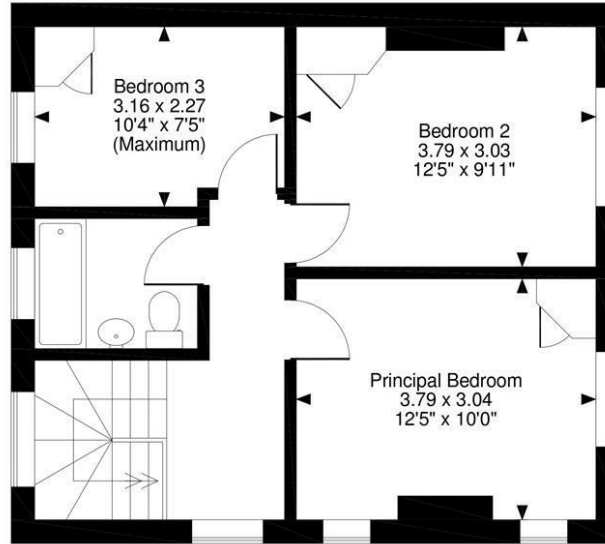
Due to the nature of the sale, Symonds & Sampson are limited on the material information we can provide for the property and recommend you undertake your own investigations for information of significance.



New Cottage, Gillingham
 Approximate Gross Internal Area
 933 sq ft / 87 sq m



Ground Floor

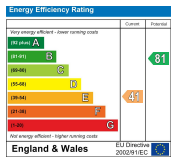


First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8467704/OHL



SH September 2024



01258 473766

sturminster@symondsandsampson.co.uk
 Agriculture House, Market Place,
 Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT