

Symonds  
& Sampson

# 1 New Barn Cottages

Madjeston, Gillingham, Dorset

# 1 New Barn Cottages

Madjeston  
Gillingham  
Dorset SP8 5JL

No1 New Barn Cottages is a semi-detached brick constructed house, thought to have been built in 1925, with a south facing garden with a plethora of sheds and a large garage / workshop.



- A spacious rural semi detached house
  - Large 56sqm (602sqft) garage
  - Further parking and outbuildings
- Approximately 1.5 miles from Gillingham
  - No onward chain

Guide Price £350,000  
Freehold

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## THE DWELLING

A semi detached late Edwardian house in a lovely rural location, yet within easy reach of Gillingham. The rooms have excellent proportions with a bay window to the front reception room. The kitchen has a conservatory leading towards the garden, giving a vista of fields to the south. A large garage of over 600sqft is one of the many outbuildings.

## ACCOMMODATION

See floor plan for internal dimensions and layout

## OUTSIDE

Approached from the country lane is the parking area leading to both the large and smaller garages set back from a pretty front garden. There is a good sized south facing garden with level lawn and plenty of sheds and outbuildings ideal for hobbies or storage.

## SITUATION

The house is situated in the hamlet of Madjeston with far reaching views over fields to the north and south. Gillingham is 1.5 miles away and benefits from a main line railway station to London or the West. The A303 lies only circa 5 miles to the north. The town centre has a Waitrose, amongst other supermarkets, and an excellent selection of local shopping facilities. The surrounding countryside is particularly attractive with the Stour Valley Way linking to many a country walk.

## DIRECTIONS

What3words///outsmart.distorts.divisions

## SERVICES

Mains water and electricity are connected to the property. Solid fuel Rayburn supplying hot water and heating. Immersion. Two electric radiators in hallway and sitting room to boost if needed. Shared septic tank drainage.

## MATERIAL INFORMATION

Standard broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Three Network)

(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: D

Restrictive Covenants TBC

Agents Note: The septic tank is on a neighbouring property. Report available on request.

Flooding: Zone 3 - The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownership.



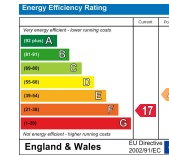
## New Barn Cottages, Madjeston, Gillingham

Approximate Area = 1072 sq ft / 99.5 sq m  
 Large Garage = 602 sq ft / 56 sq m  
 Small Garage = 104 sq ft / 9.6 sq m  
 Outbuildings = 176 sq ft / 16.3 sq m  
 Total = 1954 sq ft / 181.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1243903



WT February 2025 revised May 2025



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