

Symonds  
& Sampson



The Gate House  
Bay Lane, Gillingham, Dorset



# The Gate House

Bay Lane  
Gillingham  
Dorset SP8 4ER

A spacious 5 bedroom property with 1 bedroom annexe and an attractive south facing garden.



- No Onward Chain
- Spacious family home
- 1 bedroom ground floor annexe
- Double garage and ample parking
- Outskirts of Gillingham location
  - No through lane

Guide Price £765,000

Freehold

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## THE DWELLING

A spacious 5 bedroom property situated in a no through lane on the outskirts of Gillingham with the addition of a self-contained one bedroom ground floor annexe, ideal for guest accommodation or a dependant relative. The attractive gardens are private and surround the property with the rear garden enjoying a southerly aspect. There is ample parking and a double garage. The property is offered with no onward chain.

## ACCOMMODATION

See floorplan but in brief:

Sitting room, dining room, kitchen, separate utility, study, snug. 5 bedrooms, 2 with ensuite and a walk through dressing room to bedroom 2, family bathroom.

Annexe bedroom, shower room and open plan kitchen dining/sitting room. The snug could be a separate sitting room to the annexe.

## OUTSIDE

The attractive gardens are spacious, and the south facing rear garden is a particular feature. It is mainly laid to lawn with borders and a patio accessed from the dining room an utility room. The front garden has flower beds and shrubs with space for a table.

There is a double garage with parking for several cars.

## SITUATION

Gillingham, the Leddenton of Thomas Hardy's novels, 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

What3words///instead.newsprint.weds

## SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

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

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

Council Tax Band: G





## Bay Lane, Gillingham

Approximate Area = 2984 sq ft / 277.2 sq m

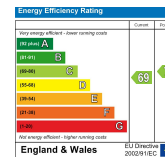
Garage = 339 sq ft / 31.5 sq m

Total = 3323 sq ft / 308.7 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: 1270255



AME April 2025



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