



Symonds
& Sampson

Bakery Cottage

Kington Magna, Gillingham, Dorset

Bakery Cottage

Kington Magna
Gillingham
Dorset SP8 5EW

A well formed double fronted house, built some 35 years ago of local stone with mullioned double glazed windows, in a central village location.



- Double fronted stone built house
 - Elegant living space
- Low maintenance garden
- Quiet village location
 - No onward chain

Guide Price £650,000

Freehold

Sturminster Sales
01258 473766

sturminster@symondsandsampson.co.uk



THE DWELLING

An aesthetically pleasing double fronted house with impressive reception and bedroom space. The entrance hallway gives way to the drawing room, kitchen, office and snug directly off from there. The drawing room is especially elegant with a fine Bressummer beam over the open fireplace. This links to the dining room and then flows through to the kitchen. The kitchen has a good array of wall and floor units with the usual appliances and has vistas and also access to the garden.

Back through to the hallway is a guest wc and then onto the study. The stairs lead up and then divide to a good landing with 2 double bedrooms to the left and a family bathroom with separate shower. Along the other half is the principal suite with en suite shower room and a large walk in wardrobe. Completing upstairs is a further, 4th, double bedroom with views over the garden

ACCOMMODATION

See floor plan: In essence, a wide, double fronted house in an excellent village. Bakery Cottage has a highly manageable small garden, ostensibly south facing with a high wall protecting from the north east.

OUTSIDE

The garden is set out in effectively two parts with the larger part being an enclosed cloister style garden with pergola and rose / shrub borders surrounding the patio area. This is a delightful spot with the advantage of being easy to maintain and sits above the patio area directly off the kitchen and dining room. Ideal for al fresco dining or entertaining in a sheltered spot. The garage is a useful size at the head of the shared driveway with parking to the front. A side gate gives access to the village lane, West Street.

SITUATION

Kington Magna is a quiet village set within the Blackmore Vale. The village has a strong community with church and village hall hosting events during the year. The village is only 4 miles from Gillingham, which has Mainline Railway linking to London (Waterloo), supermarkets such as Waitrose and Mole Valley Country Stores. The A303 is some 5 miles to the north for road access to the East or the West Country.

DIRECTIONS

What3words:///devours.presumes.shielding

SERVICES

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

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by EE & O2 Network)

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

Council Tax Band: E

Agents Notes: The driveway is shared with Dash Hayes although Dash Hayes has its own drive and parking. The drive is used sparingly for oil deliveries for Dash Hayes, for example.



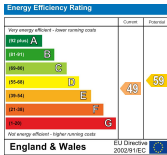
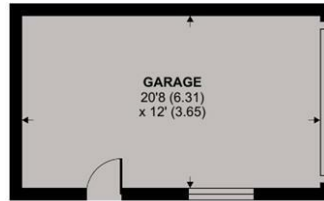
Kington Magna, Gillingham

Approximate Area = 2381 sq ft / 221.2 sq m

Garage = 248 sq ft / 23 sq m

Total = 2629 sq ft / 244.2 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: 1313817



WT July 2025



01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
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 or 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