



Wavering Lane West Gillingham

Asking Price
£375,000

A charming three bedroom semi-detached cottage situated in a quiet lane side position on the rural fringes of Gillingham, within a ten minute walk of the town centre, local cafés and pubs and some wonderful countryside walks right on the doorstep.

Full of character throughout, the property has been a much loved home for the past six years and offers well proportioned accommodation across two floors. The ground floor is particularly inviting, with a sitting room featuring an open fire and a generous dining room with a woodburner, both full of warmth and charm. An archway connects the dining room through to the kitchen in an almost open plan fashion, creating a wonderfully sociable and practical ground floor layout. A useful utility area with a downstairs WC and a door leading out to the rear garden adds further practicality. On the first floor there are three double bedrooms, the principal benefitting from an en-suite shower room, together with a family bathroom.

Outside, the garden is larger than average, enclosed and laid mainly to lawn with a patio area, mature shrubs and flower beds. A summer house, shed with power and a garage with driveway parking add further appeal to the property.

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



The property

Inside

Ground Floor

The front door opens into the entrance hall with stairs rising to the first floor. The sitting room is a wonderfully characterful space, featuring an open fire as a focal point. Leading through, the dining room is a generous and cosy space with a woodburner adding to its charm. An archway connects through to the kitchen, creating an open plan feel whilst retaining a sense of separation. The kitchen is traditional in style, fitted with wood effect floor and eye-level cupboards with laminate worksurfaces, a gas hob, integrated dishwasher, eye level oven and space for a fridge freezer, with a window overlooking the rear garden. A useful utility area with a downstairs WC and a door leading out to the rear garden completes the accommodation on this level.

First Floor

The landing gives access to all three bedrooms and the family bathroom.

All three bedrooms are well proportioned doubles, the principal benefitting from its own en-suite shower room. The family bathroom serves the remaining bedrooms.

Outside

Garden

Fully enclosed and enjoying a good degree of privacy, the rear garden is a generous size and has been thoughtfully planted with mature shrubs and flower beds throughout. A patio area sits to the rear of the property, with a well maintained lawn beyond. A summer house with power is found within the plot, with side access leading to the garage.

Parking

A driveway provides ample parking, leading to the garage.

Useful Information

Energy Efficiency Rating Tbc
Council Tax Band D
Gas Fired Central Heating
Upvc Double Glazing
Mains Drainage

Freehold

Vendors will need to find onward purchase

Location and Directions

Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. The town benefits from a mainline railway station, providing direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode SP8 4NR

What3words

///cabbages.incurring.budget

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