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Barnaby Mead
Gillingham

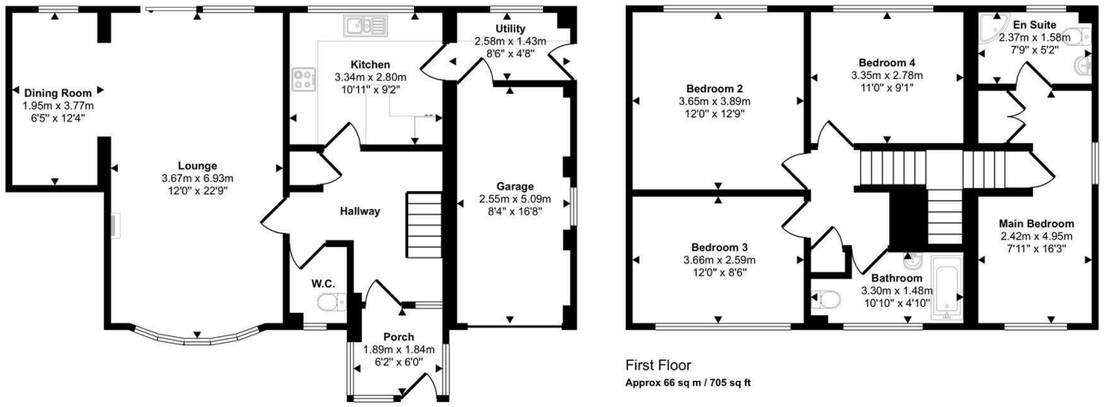
Offers In Excess Of
£415,000

** No Onward Chain** A spacious four-bedroom detached home enjoying a peaceful position within Barnaby Mead, one of Gillingham's most established and well-regarded residential areas. Set within easy walking distance of the town centre, the property offers generous accommodation, a practical layout and a wonderful rear garden that opens towards a tree-lined bank of the River Shreen. This appealing setting provides a sense of privacy and greenery while still allowing excellent access to shops, amenities and local facilities. The home has been well cared for over the years and offers a rare opportunity for buyers wishing to enhance a property to their own specification, with plenty of scope to modernise, reconfigure or simply refresh the interior to suit individual tastes.

The accommodation is spacious and well balanced, with two reception rooms, a large lounge, dining room, kitchen, utility, downstairs cloakroom and integral garage on the ground floor. Upstairs, four bedrooms include a main bedroom with en-suite, together with a family bathroom. Many of the rooms enjoy pleasant views over the garden and towards the trees and water beyond, creating a calming feel throughout the home. The plot itself is one of the property's greatest features — a private rear garden gently backing onto the river, offering a beautiful natural outlook that changes with the seasons.

With gas-fired central heating, uPVC windows, mains drainage and an EPC rating of D, the house offers comfortable everyday living with the potential to update in stages. Offered with no onward chain, this is a fantastic opportunity to acquire a well-located home with generous proportions, a standout garden and huge future potential, all within walking distance of Gillingham's town centre.

Approx Gross Internal Area
144 sq m / 1546 sq ft



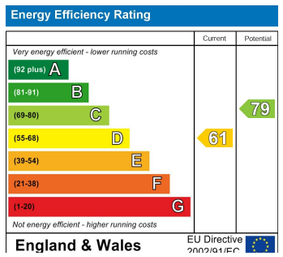
Ground Floor
Approx 78 sq m / 841 sq ft

First Floor
Approx 66 sq m / 705 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

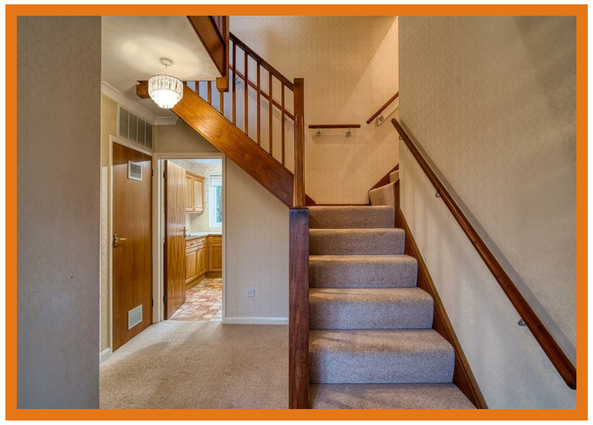
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The Property

Accommodation

Inside
The front porch opens into a welcoming hallway with stairs rising to the first floor and access to the main living spaces. The lounge is an impressive room, stretching the length of the property and filled with natural light from the bay-style window at the front and large sliding doors at the rear. The room enjoys lovely views across the garden and towards the riverbank, enhancing the sense of space and calm. An opening leads into the dining room, which also benefits from a garden outlook and works well as a formal dining area, hobby room or home office if required.

The kitchen sits to the rear of the house and is fitted with a range of traditional cabinets and work surfaces, offering good storage and preparation space. A wide window frames views over the garden and trees beyond. From the kitchen, a door leads into the utility room, which provides additional storage, appliance space and access to the garden and the garage. A downstairs cloakroom completes the ground floor.

Upstairs, the landing serves four bedrooms. The main bedroom enjoys built-in storage and an en-suite shower room. Bedroom two and three are both comfortable doubles, each with pleasant garden views, while the fourth bedroom provides flexibility as a child's room or study. The family bathroom includes a modern shower enclosure, WC and basin. The layout offers excellent potential for reconfiguration or updating to suit a buyer's needs.

Outside
The rear garden is a particularly attractive feature of the property. It offers a generous area of lawn bordered by mature shrubs, with a wide terrace running along the back of the house — perfect for outdoor seating and enjoying the peaceful surroundings. Beyond the fence, the garden gently slopes down towards the River Shreen, where established trees and greenery provide a beautiful backdrop and a high degree of privacy. The outlook here is both tranquil and uplifting, making the garden a standout part of the home.

To the front, the property includes driveway parking leading to the integral garage, along with an area of planting that softens the frontage. The setting along Barnaby Mead is quiet yet highly convenient, with footpaths leading into the town and easy access to shops, cafés, the leisure centre and supermarkets.

Useful Information

Heating: Gas fired central heating
Windows: uPVC double glazing
Drainage: Mains
Water: Mains
EPC Rating: D
Council Tax Band: E
Tenure: Freehold
No Onward Chain

Location and Directions

Postcode - SP8 4AL
What3words - rejected.booklets.croaking

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