



Coldharbour
Gillingham SP8 4FJ

Beautifully presented throughout, this impressive three-storey family home offers exceptionally spacious and versatile accommodation, perfectly suited to modern family living. Benefits include five double bedrooms, large kitchen/diner, separate study and office space, enclosed rear garden and single garage. EPC Band:- TBC

£475,000 Freehold





The Property

Beautifully presented throughout, this impressive three-storey family home offers exceptionally spacious and versatile accommodation, perfectly suited to modern family living. Arranged over three floors, the property provides five well-proportioned bedrooms, together with a generous kitchen/dining room creating a fantastic sociable space for everyday family life and entertaining. A spacious lounge provides a comfortable place to relax, while the addition of a separate study and dedicated office space offers excellent flexibility for those working from home or requiring additional reception space.

Outside, the property benefits from an enclosed rear garden, providing a private and secure space for children, entertaining and outdoor dining, together with a single garage for parking or useful additional storage.

Conveniently positioned, the home enjoys easy access to beautiful countryside and riverside walks, while remaining well connected for commuters with straightforward access to the A303 and mainline railway station.

Accommodation:-

Entrance Hall:- Double glazed door to the front, stairs to the first floor with understairs cupboard and kardean wood effect flooring.

Cloakroom:- Pedestal hand wash basin, W.C, extractor fan and kardean wood effect flooring.

Reception room (2.51m x 3.43m) double glazed window to the front aspect.

Study (1.91m x 3.28m) Double glazed window to the front aspect and kardean wood effect flooring.

Lounge (7.19m x 3.38m) A spacious room with fireplace featuring a woodburner with exposed brickwork chimney breast and double glazed patio doors opening onto rear garden.

Kitchen/dining room (7.62m x 4.06m) A well equipped kitchen fitted with a range of floor and wall units including a butler sink, space for a range with cooker hood above, space for a large fridge/freezer, airing cupboard, exposed beams, exposed brickwork chimney breast, double glazed window to rear, two skylight windows and kardean tiled flooring.

Utility room:- Plumbing for washing machine and kardean tiled flooring. The central heating boiler can also be found in this room.

The landing on the first floor has doors off to all rooms including:-

Bedroom 1 (4.90m x 2.72m) Double glazed window to front and built in double wardrobes with bi-folding doors and door to:-

En-Suite shower room:- double width walk in shower, part tiling, pedestal hand wash basin, W.C, extractor fan and double glazed window to rear.

Bedroom 2 (3.35m x 3.35m) Built in double wardrobes with bi-folding doors and double glazed window to the front.

Bedroom 3 (3.33m x 2.72m) Built in double wardrobes with bi-folding doors aand double glazed door to rear.

Bathroom:- Fitted with a white suite comprising panelled bath with mixer taps and shower above, pedestal hand wash basin, low level W.C, extractor fan and double glazed window to rear.

Second floor

The landing on the second floor has storage space and doors to both bedrooms.

Bedroom 4 (3.91m x 4.19m) Sloped ceilings with double glazed sky light to rear.

Bedroom 5 (3.89m x 3.30m) Sloped ceilings and double glazed sky light to rear.

Outside there is an enclosed fenced rear garden along with a single garage which has and electric up and over door, light and power as well as eaves storage.

Offering an excellent combination of space, flexibility and convenience, this superb home is an ideal choice for a growing family seeking generous accommodation in a well-connected location.

Outside

The property is approached via a generous gravelled frontage, providing ample off-road parking for several vehicles. The front garden is complemented by a well-established flower and shrub border to one side, together with outside lighting and a useful external power point.

A single garage is fitted with an electric door and benefits from light, power and additional roof storage.

Gated side access provides a practical and discreet area for bin storage and leads through to the attractive, private rear garden, which is fully enclosed by fencing and walling. The garden is predominantly laid to lawn with a gravelled area adjoining the property, ideal for outdoor seating and entertaining, with an outside tap and lighting.

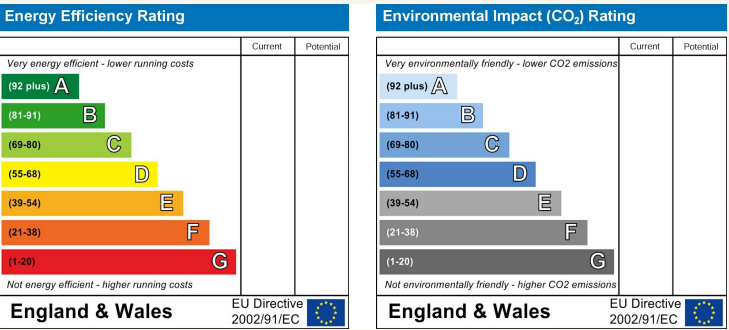
A raised timber decked area provides a further pleasant seating space, while beautifully established flower and shrub borders add colour and interest, creating an attractive and secluded garden to enjoy throughout the year.

Location

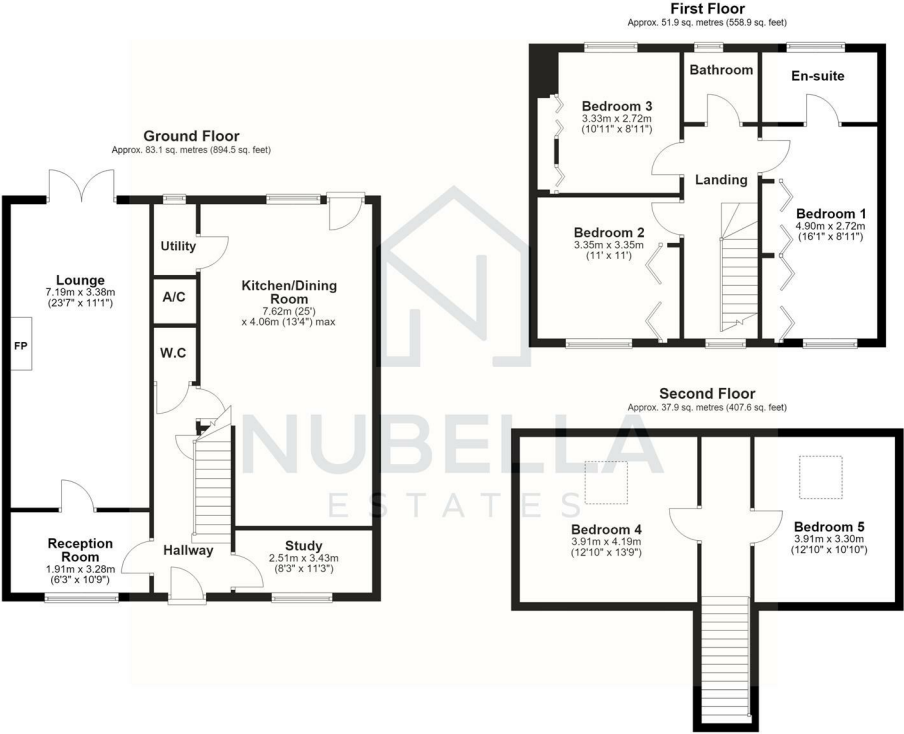
What Three Words:- ///fortress.prancing.bonus Set in the heart of North Dorset's beautiful Blackmore Vale, Gillingham is a historic market town with Saxon origins and royal connections, once home to King John's hunting lodge. Today, Gillingham offers a warm and welcoming community, blending traditional character with modern living. The town provides a good range of supermarkets, independent shops and well-regarded local schools, with respected independent schools also within easy reach. Residents benefit from excellent local amenities including healthcare services, sports clubs, a library and a modern leisure centre. Gillingham is well connected, with direct rail services to London and Exeter, while the nearby A30 and A303 provide convenient road links. Surrounded by countryside yet close to everyday amenities, this location offers a peaceful setting within walking distance of the town centre and all that Gillingham has to offer.

Additional Information

Services : Mains Water, Gas, Electricity and Drainage. Council Authority : Dorset District Council Council Tax Band : F Caution : NB All services and fittings mentioned in these particulars have not been tested and hence we cannot confirm that they are in working order. Agent's Notes : Fitted carpets as seen are included in the sale. All measurements are approximate. Prospective buyers or tenants must satisfy themselves as to the accuracy of the information. Some details and images may have been prepared or enhanced using AI. Energy Performance Certificate : Rated TBC



Local Authority **Dorset**
Council Tax Band **F**
EPC Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.