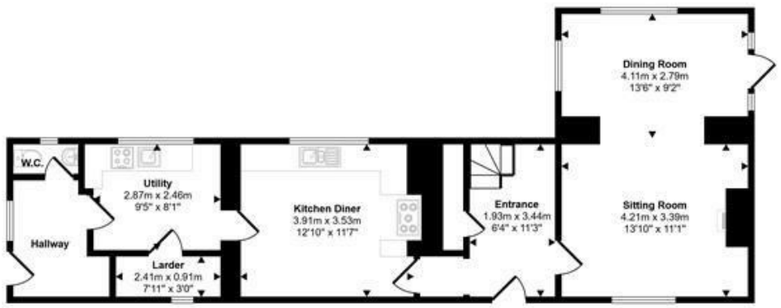
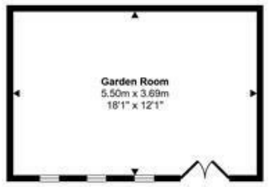
Approx Gross Internal Area
161 sq m / 1735 sq ft



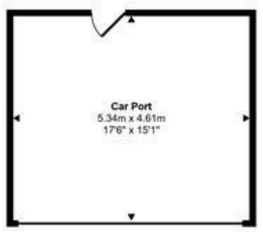
Ground Floor
Approx 69 sq m / 747 sq ft



First Floor
Approx 47 sq m / 505 sq ft



Garden Room
Approx 20 sq m / 219 sq ft

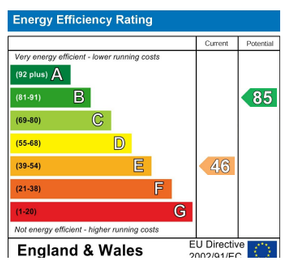


Garage
Approx 25 sq m / 265 sq ft

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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Terrace Lane
Gillingham

Asking Price
£545,000

Countryside views, character and charm. Tucked away along a quiet lane and surrounded by open fields, this beautifully presented two bedroom detached thatched cottage enjoys a wonderfully private, rural setting with views to both the front and back. Recently redecorated throughout and with large gardens to either side, this is a picture-perfect country home, yet it is still close to the village primary school and within easy reach of Gillingham.

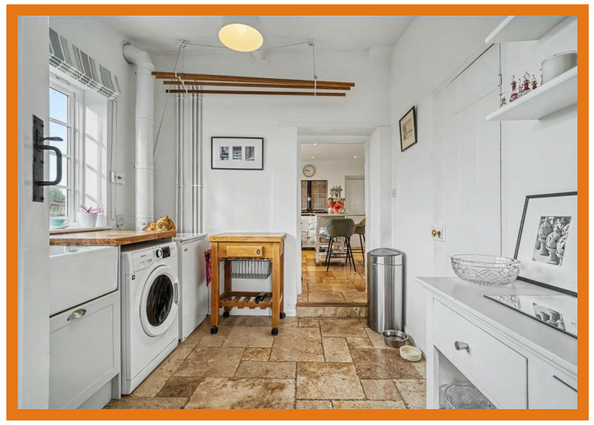
Inside, the cottage combines period character with light, airy and well proportioned rooms. The heart of the home is the kitchen/diner, which has an oil fired Aga, while the sitting room has a multi-fuel burner and opens through to the dining room. There is also a utility room with a hob and oven, a large larder store, a WC and a side hallway. Upstairs there are two double bedrooms, both with fitted wardrobes, a spacious landing ideal as a study or dressing area, and a family bathroom. During their time here, the current vendors have invested in the property. They have laid LVT flooring to the sitting room and hallway, redecorated throughout, fitted new carpets throughout, added a hob and oven to the utility room and created the garden room.

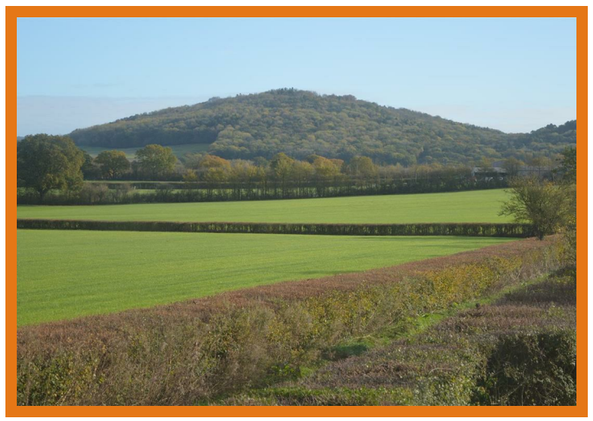
Outside, the large gardens wrap either side of the cottage. A gravelled side provides seating areas, space for a hot tub and a gravel driveway with parking for five to six cars. The driveway leads to a double car port with loft storage, with a storage shed to the rear. Beyond the car port and shed is a Dorset strip, a useful area of land that offers further potential for a new owner to use as they wish. The lawned side is enclosed by mature hedging and enjoys a south facing aspect to the rear. At the top of the garden is the vendors' insulated garden room, which has light and power and makes a great entertaining room, adding even more versatility to this charming home.













The Property

Inside

Ground Floor

The front door opens into the entrance hall, with stairs rising to the first floor and doors to the principal rooms. The sitting room is full of character, with exposed beams and a multi-fuel burner set within the fireplace, creating a cosy focal point for the colder months. LVT flooring runs through the sitting room and hallway. The sitting room flows through to the dining room, a lovely light space with windows enjoying views over the surrounding countryside.

The kitchen/diner is the heart of the home. It is fitted with a range of cream units with wooden work surfaces and a tiled floor, with an oil fired Aga as its centrepiece and space for a dining table. Beyond the kitchen is a good sized utility room with space and plumbing for a washing machine. It also has an electric supply in place, should a buyer wish to add a conventional hob and oven. Off the utility room is a large larder providing excellent storage, and a side hallway with a door to the garden and a WC.

First Floor

Stairs rise to a spacious landing, which offers useful space for a study area or dressing room. The main bedroom is a light and airy double with fitted wardrobes and countryside views. Bedroom two is also a double with fitted wardrobes. The family bathroom is fitted with a white suite, comprising a bath with shower over, wash basin, WC and heated towel rail.

Outside

Garden

The cottage sits within large gardens to either side, with the rear enjoying a south facing aspect. One side is laid to gravel, creating ideal seating and entertaining areas with space for a hot tub, and gives access to the car port and parking. The other side is laid to lawn and enclosed by mature hedging, with gates leading out onto the lane. At the top of the garden is a garden room, which is insulated and has light and power.

Parking and Car Port

A gravel driveway to the side of the property provides parking for five to six cars and leads to a double car port with an insulated roof and floor, plus loft storage above. Also accessed from the driveway is a storage shed with double doors.

Useful Information

Energy Efficiency Rating - E

Council Tax Band E

Grade II Listed

Thatched Roof – Ridge Re-done 2024, Main Thatch 2014

Oil Fired Aga

Single Glazed Wooden Windows with Secondary Glazing

Private Drainage - BA Klargester and was installed in April 2025

Freehold

Vendors will vacate for the right price/buyer

Location and Directions

Terrace Lane is a quiet rural lane surrounded by open countryside and close to the village primary school. The town of Gillingham is within easy reach, offering supermarkets, independent shops, schools and leisure facilities, as well as a mainline railway station with direct services to London Waterloo and Exeter St Davids. The historic market towns of Shaftesbury and Sherborne are also nearby, and the A303 provides good road links to the South West and London.

Postcode – SP8 5LS

What3words – boards.sensibly.fulfilled

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.