



CHAFFERS
ESTATE AGENTS



17 Hine Close,
, Gillingham, SP8 4GN

A well presented and spacious four double bedroom detached family home arranged over three floors and situated within a small cul-de-sac position within easy walking distance of the town centre amenities, mainline train station and schools.

£475,000 Freehold

Council Tax Band: E

17 Hine Close, Gillingham, SP8 4GN



DESCRIPTION

* Situated in a quiet cul-de-sac and positioned at the end, this impressive four double bedroom detached family home offers almost 2,000 sqft of generous living accommodation and has been meticulously maintained by the current owners. The property is located within walking distance of the town centre amenities, schools and mainline train station and further benefits from ample driveway parking with a tandem garage. The property is immaculately presented throughout offering deceptively spacious accommodation which in brief comprises:- entrance hall with door to cloakroom with double glazed window to the front aspect, low level WC and basin; a beautifully proportioned double aspect lounge with feature gas fire and patio doors opening onto the rear garden; dining room overlooking the front; a good sized, well equipped kitchen fitted with a range of floor and wall units including an integrated double oven, gas hob with extractor fan above, integrated wine cooler and dish washer; opening to utility room fitted with floor and wall units, integrated fridge/freezer, sink, integrated washing machine and under-stairs storage cupboard. The first floor landing provides access to:- main double bedroom with front aspect window, built in wardrobes and en-suite with large walk-in shower, low level WC, hand wash basin and built in storage cupboards; second double bedroom with front and rear aspect windows and en-suite with shower, low level WC and hand wash basin; family bathroom with window, bath and overhead shower, low level WC and hand wash basin; airing cupboard. The second floor landing provides access to:- fourth double bedroom with front aspect window and built in wardrobes; third double bedroom with front aspect window; storage cupboard. One of the standout features of this property is the private rear garden offering a peaceful retreat where you can unwind and enjoy the outdoors, the gardens also include a useful outside tap, multiple seating areas and well maintained borders all around. To the front of the property there is driveway parking for at least three vehicles with gates to the tandem garage which has an up and over door, power and lighting and door to the side.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

ADDITIONAL INFORMATION

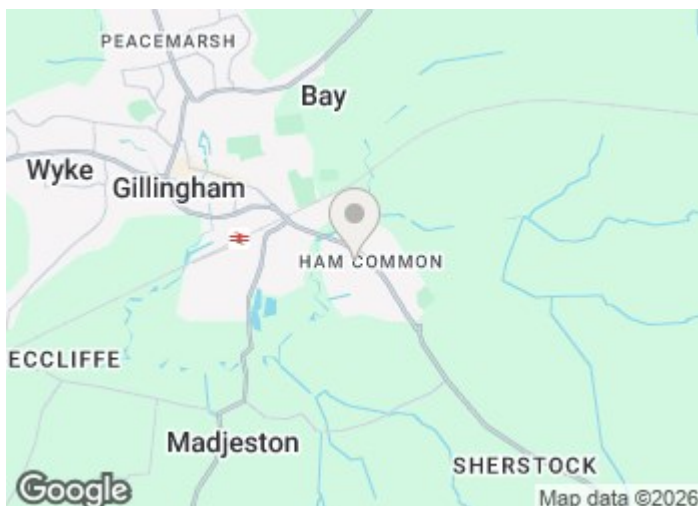
Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

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.

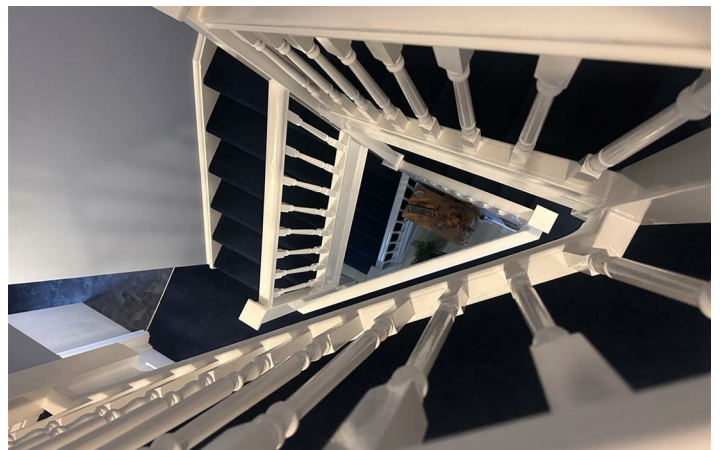
Energy Performance Certificate: Rated: C

Agent's notes: Combi boiler is 4 yrs old and was last serviced May 2025.

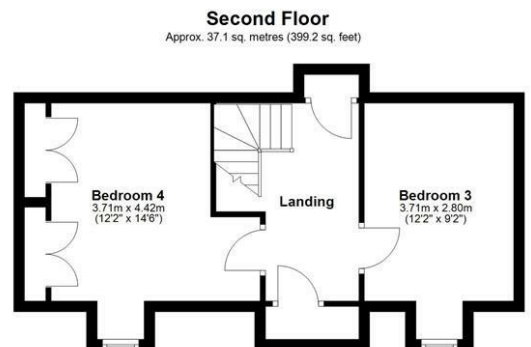
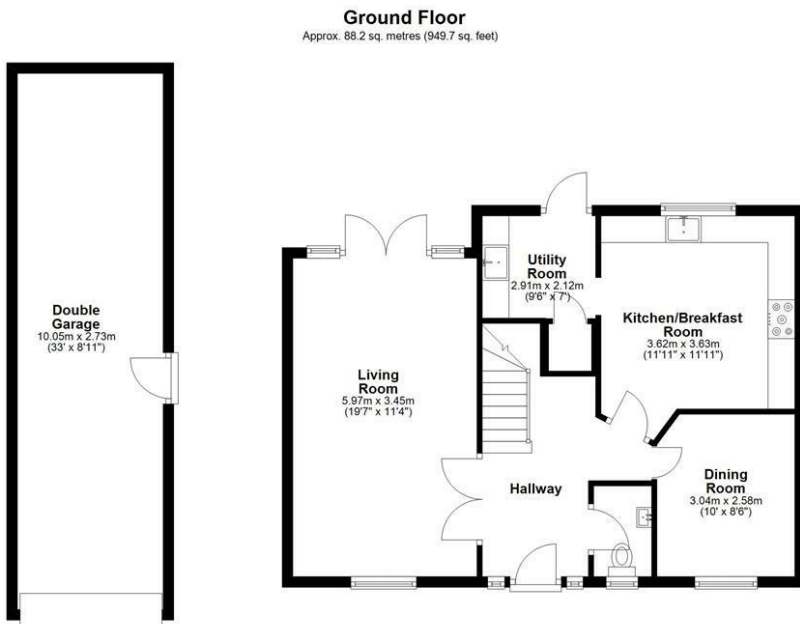


Directions

From our Gillingham office turn right onto High street. At the roundabout turn left onto B3081 / Newbury. After the 2nd set of traffic lights turn right onto Hine Close and follow the road round to the right and the property will be found on your left.



Floor Plan



Total area: approx. 181.5 sq. metres (1953.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given. Plan produced using PlanUp.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
Tel: 01747 822233 Email: gillingham@chaffersestateagents.co.uk www.chaffersestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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	