



Hawthorn Avenue
Gillingham

Asking Price
£450,000

A well presented and versatile five bedroom link detached home set within a premium cul de sac in Gillingham, within easy reach of riverside walks, open green spaces and the town centre.

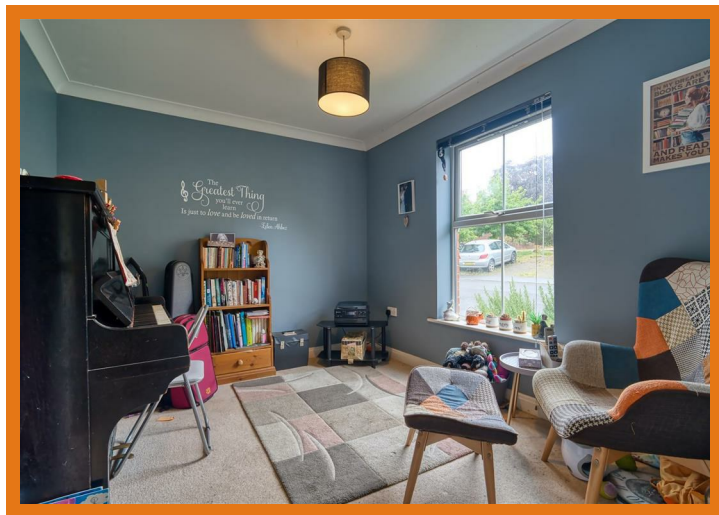
Lovingly maintained and improved by the current owners over eight years, the accommodation is both generous and flexible across two floors. On the ground floor a sitting room with a feature fireplace and double doors leading to the garden sits alongside a kitchen diner, a utility room and a ground floor WC. Two further rooms off the hallway offer excellent flexibility, currently used as a study and an office but equally well suited as a snug, hobby room or additional reception space. Upstairs five bedrooms are found, the main bedroom benefiting from an en suite and fitted wardrobes, with the remaining bedrooms also benefiting from fitted wardrobes. A family bathroom serves the remaining bedrooms.

Outside, an enclosed east facing rear garden enjoys a good level of privacy with a lawn and patio area, alongside a private driveway accessed from the rear offering parking for two vehicles. A larger than average garage completes the plot.

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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	70	77
(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

Entering through the front door into a welcoming hallway, the principal ground floor rooms lead off from here. The sitting room is a particularly generous and well proportioned reception space, featuring a fireplace as its focal point with double doors opening directly out to the rear garden. Two further rooms sit off the hallway, currently used as a study and an office but offering excellent flexibility to be used as a snug, hobby room, playroom or additional reception space depending on the needs of the incoming purchaser.

The kitchen diner is fitted with traditional shaker style units and laminate worktops with an eye level oven and space for further appliances, with a utility room leading directly off providing useful additional storage and laundry space. A ground floor WC completes the accommodation at this level.

First Floor

Stairs rise to the first floor landing where five bedrooms are found. The main

bedroom is a well proportioned double benefiting from an en suite shower room and fitted wardrobes. Three further well proportioned doubles are found, all with fitted wardrobes. A fifth bedroom is accessed via one of the other bedrooms, making it ideal as a dressing room, nursery or additional storage space. A family bathroom serves the remaining bedrooms.

Outside

Garden

An enclosed east facing rear garden enjoys a good level of privacy. Laid to lawn with a patio area, the garden is a pleasant and well maintained outdoor space. A hot tub is available for separate negotiation.

Parking

A private driveway accessed from the rear of the property offers parking for two vehicles alongside a larger than average garage.

Useful Information

Energy Efficiency Rating C
Council Tax Band E
Mains Drainage

Gas Fired Central Heating

Upvc Double Glazing

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 4ST

What3words ///petulant.says.toggle

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.