





## 2 Madjeston Cottages,, Gillingham, Dorset, SP8 5JJ

What 3 Words: ///solids.wings.summaries



### Key Features

- No Forward Chain
- Delightful Countryside Views
- Courtyard Garden
- Opportunity To Modernise

**Tenure: Freehold | EPC Rating: E | Council Tax Band: B |**

**Services: Oil fired central heating.**

**Mains water is connected. Drainage is provided by a shared septic tank.**

### Location

The quintessentially English Hamlet of Madjeston offers far reaching views over fields, woodland and neighboring farmland. The Town of Gillingham is only 1.5 miles away and enjoys a wide range of facilities including Waitrose & Asda superstores, doctors, dentists, pharmacies, local shops and boutiques as well as the train station.

Gillingham School is a highly sought after mixed comprehensive and there are some of the county's most prestigious private schools nearby including Port Regis, St Mary's, Sandroyd, Clayesmore and St Mary's Primary.

The communication links are also excellent, with the A303 to the north of the town and a mainline railway station providing services to London Waterloo (2 hours) and the south west.

### Overview

A period cottage being sold with no forward chain in the popular village of Madjeston, overlooking open countryside.

### Inside the Home

Having been remodelled by the current owners, the accommodation now comprises a front sitting room with an adjoining kitchen, before then leading through to a useful store area that could be further utilised as a second reception space if desired.

The first-floor hosts a double bedroom with a further shower room, and access into the attic room.

### Outside Space

Externally the property has access to an enclosed courtyard garden which offers the potential for an outdoor entertaining space.

### Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106

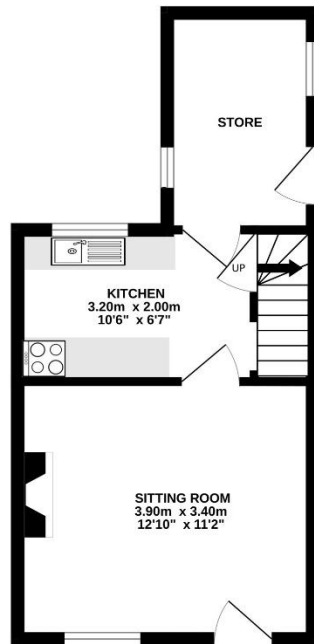
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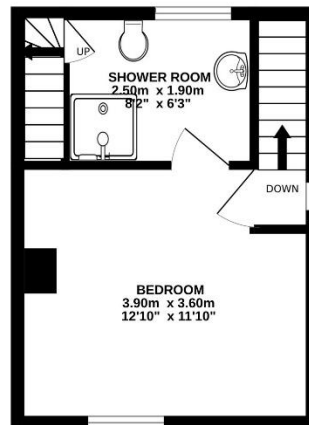
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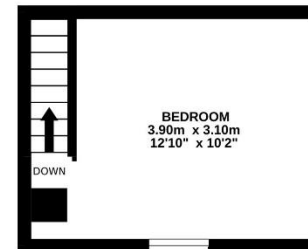
**GROUND FLOOR**  
26.2 sq.m. (282 sq.ft.) approx.



**1ST FLOOR**  
20.8 sq.m. (224 sq.ft.) approx.



**2ND FLOOR**  
11.8 sq.m. (127 sq.ft.) approx.



**TOTAL FLOOR AREA : 58.8 sq.m. (633 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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### Important Notice

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08 July 2026