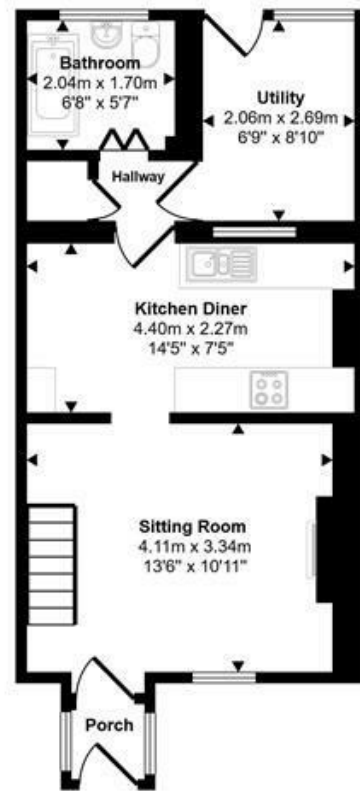
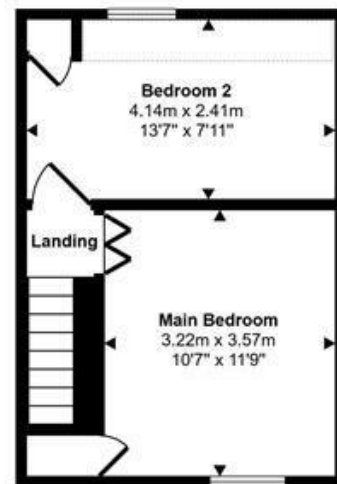




Approx Gross Internal Area
66 sq m / 706 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft



First Floor
Approx 26 sq m / 277 sq ft

Denotes head height below 1.5m

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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

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

Morton • New

selling and letting properties



Bay Road
Gillingham

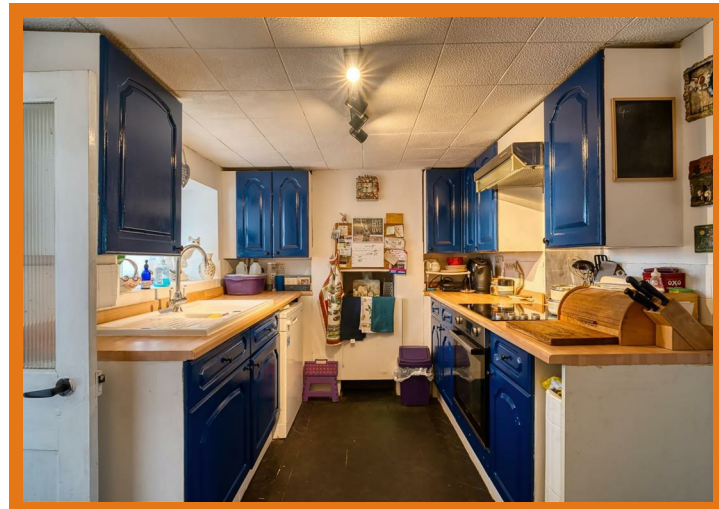
Guide Price
£247,500

A charming 17th century mid-terrace cottage, situated on the rural fringes of Gillingham, offering a wonderful balance of character, space and practicality. This attractive period home has been well cared for over many years and retains a wealth of original features, creating a warm and inviting atmosphere throughout.

The property offers well proportioned accommodation arranged over two floors, with a layout that lends itself well to both everyday living and those seeking a characterful home with further scope to enhance if desired. Improvements carried out by the current owners include the installation of a woodburning stove along with general decorative updates, helping to blend modern comfort with the property's historic charm.

The cottage enjoys a particularly appealing position on the edge of the town, providing a more peaceful setting while still remaining conveniently close to local amenities. The surrounding area offers easy access to countryside walks and open green spaces, making it well suited to those who enjoy an outdoor lifestyle.

A standout feature of the property is the generous rear garden, extending to approximately 150ft in length and backing onto open fields. This creates a lovely sense of space and privacy, as well as a pleasant outlook, enhancing the overall enjoyment of the property.



The Property

Accommodation

Inside

The accommodation is arranged over two floors and provides a comfortable and well balanced layout throughout. A useful front porch leads into the sitting room, which is a welcoming and cosy space featuring a woodburning stove as a focal point, creating an ideal setting for relaxation.

To the rear of the property, the kitchen/diner offers a traditional style with painted wooden units and ample space for a breakfast or dining table, making it a sociable and practical area for everyday use. The kitchen leads through to a useful utility space, providing additional storage and workspace, as well as direct access to the rear garden.

Also on the ground floor is a bathroom, conveniently positioned off the inner hallway.

On the first floor, there are two well

proportioned double bedrooms, both offering comfortable accommodation with space for freestanding furniture and enjoying a pleasant outlook.

Outside

The property benefits from a particularly generous rear garden extending to approximately 150ft in length, offering a rare amount of outdoor space for a property of this type. The garden is mainly laid to lawn with a mature feel, providing a variety of areas suitable for planting, growing or relaxing.

The garden enjoys a good degree of privacy and backs onto open fields, creating an attractive outlook and a sense of seclusion. Towards the end of the garden there is a timber shelter, along with additional space that could be utilised for a variety of purposes depending on individual needs.

Useful Information

- Energy Efficiency Rating D
- Council Tax Band C
- Gas Fired Central Heating
- Mains Drainage
- Upvc Windows

Freehold
Vendors will need to find onward purchase

Location and Directions

Gillingham is a popular and well served North Dorset town offering a good range of everyday amenities including independent shops, supermarkets, schools and healthcare facilities. The town also benefits from a mainline railway station providing direct services to London Waterloo, making it a convenient location for commuters.

The property is situated on the rural edge of the town, giving easy access to surrounding countryside and a variety of scenic walking routes. Despite this peaceful setting, the town centre and local amenities are within approximately a 10-15 minute walk, offering a convenient balance between town and country living.

Postcode SP8 4EF

What3words //mopped.headless.penny//

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.