



Lawrence Cottages

Lawrence Cottages, Gillingham, SP8 4JU

*** 210FT SOUTH FACING GARDEN *** A spacious three-bedroom cottage built of red brick under a tiled roof, ideally positioned in a convenient town centre location. Offering well-proportioned accommodation including two reception rooms with a cosy lounge featuring a fireplace, the property also benefits from private parking and is offered with no forward chain.

£269,000 Freehold





The Property

This property is a deceptively spacious and charming three-bedroom cottage, built of attractive red brick elevations under a tiled roof, and ideally situated within walking distance of the town centre.

The property offers well-balanced accommodation throughout, featuring two reception rooms, including a cosy lounge with a characterful fireplace. A separate dining room provides an excellent space for entertaining, while the addition of a porch area and downstairs bathroom .

Upstairs, there are three well-proportioned bedrooms, with further potential to extend into the loft (subject to the necessary permissions), offering an exciting opportunity to create additional living space.

Externally, the property truly stands out with a stunning south-facing rear garden extending to approximately 210ft, providing a wonderful outdoor space for families, keen gardeners, To the front, there is a courtyard area with log store and the added benefit private parking.

The home is presented in good decorative order throughout and retains a wealth of character features, complemented by modern comforts such as gas central heating.

Offered to the market with no onward chain, this delightful cottage presents a fantastic opportunity for buyers seeking a home full of charm, space, and future potential in a convenient town centre location.



The Location

Discover Gillingham, a perfect blend of town and country living. Nestled in the heart of North Dorset's beautiful Blackmore Vale, Gillingham is a charming historic town with deep Saxon roots and royal heritage, once home to King John's hunting lodge.

Today, Gillingham is a thriving and welcoming market town that balances traditional character with modern convenience. Residents enjoy a wide choice of supermarkets, independent shops, and excellent local schooling, with access to respected independent schools nearby. Healthcare services, sports clubs, a library, and a well equipped leisure centre all add to the quality of life.

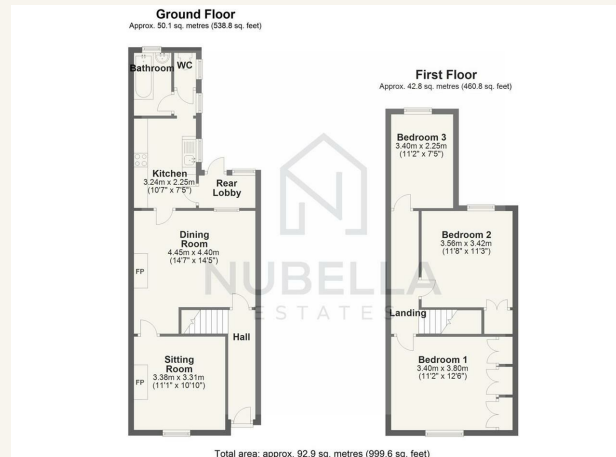
Superbly connected, Gillingham offers direct rail links to London and Exeter, while the nearby A30 and A303 make travel by road simple and efficient. Set where countryside and community meet, this location enjoys a peaceful yet convenient setting, just a short walk from local amenities and everything this vibrant town has to offer.

Additional Information

Services: Mains water, gas, electricity, and drainage. Local Authority: Dorset Council Council Tax Band: B Energy Performance Certificate (EPC): Rating B – Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.



Local Authority
Council Tax Band **B**
EPC Rating **D**



Gillingham Office

The Old School Room Newbury,
Gillingham, SP8 4QJ

Contact

01747 440880
sales@nubellaestates.com
www.nubellaestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.