Morton • New

selling and letting properties



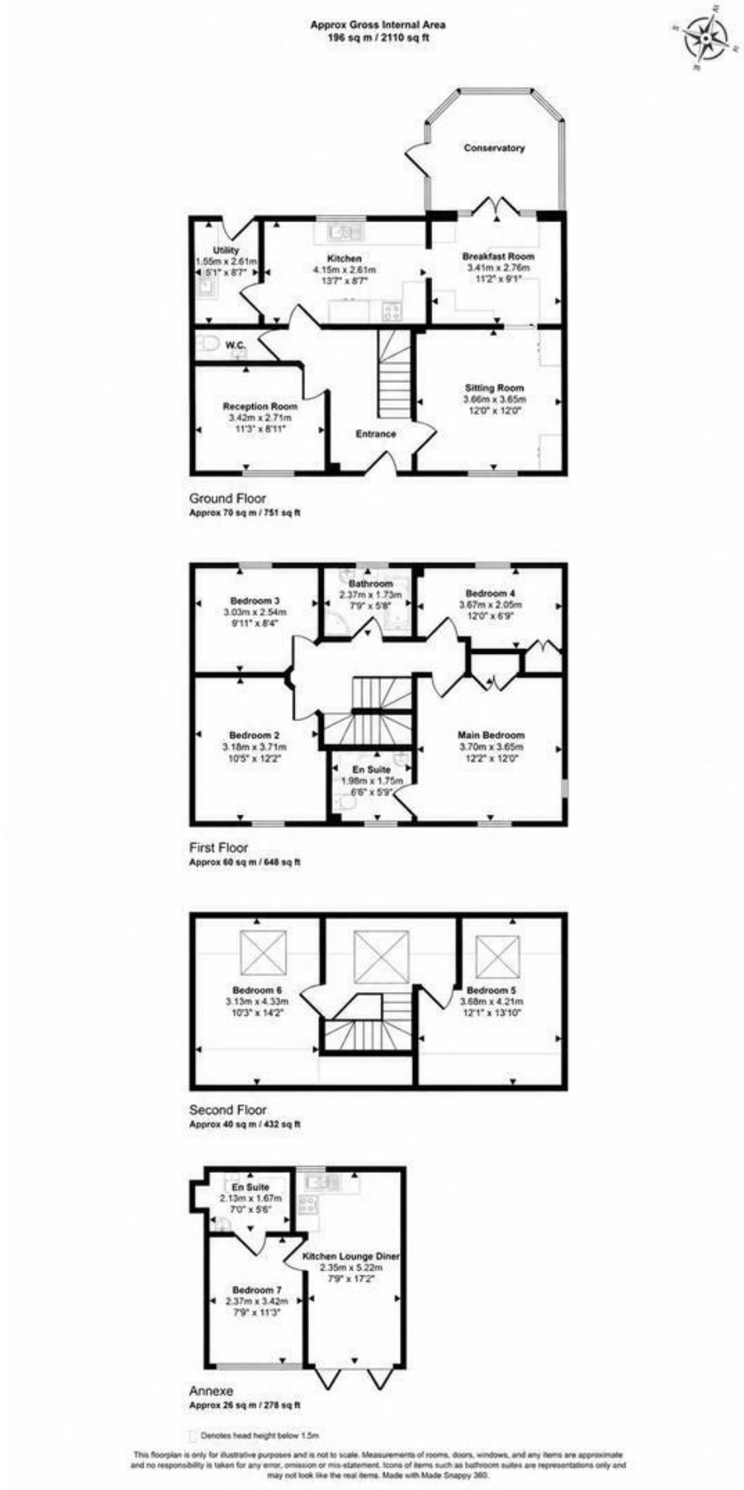
Peacemarsh Farm Close
Gillingham

Offers In Excess Of
£550,000

A substantial six-bedroom detached family home with a self-contained one-bedroom annexe, currently run as a successful holiday let and offering an excellent additional income. With a beautifully landscaped rear garden featuring a pergola and hot tub, and set within walking distance of Gillingham's shops, schools and mainline railway station, this is a superb home offering space and versatility for modern family life.

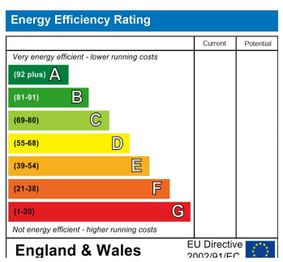
Built in 1995 and thoughtfully improved by the current owners, the house offers generous accommodation over three floors. The ground floor includes an entrance hall, two sitting rooms, a breakfast room opening into a conservatory with electric blinds, a modern kitchen with separate utility room, and a downstairs WC. On the first floor there are four bedrooms, including a main bedroom with en-suite, along with a family bathroom with rainfall shower. Both the bathroom and en-suite have underfloor heating and heated mirrors. The second floor offers two further generous bedrooms, ideal as teenage rooms, guest accommodation or home working space. Improvements include new gutters, fascias and windows in 2018, with sound reducing glass to the front, along with an electric car charging point. The former double garage has been converted into the annexe, which has open plan living space with bi-fold doors, a kitchenette, a bedroom and a shower room with heated mirror and underfloor heating.

Peacemarsh Farm Close enjoys a convenient town location, within walking distance of a wide range of amenities, including shops, schools and Gillingham's mainline railway station, which provides services to London Waterloo and Exeter St Davids. The A303 is also within easy reach, making the location ideal for commuters and those needing wider transport links.



Restways
High Street
Gillingham
Dorset
SP8 4AA

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



www.mortonnew.co.uk

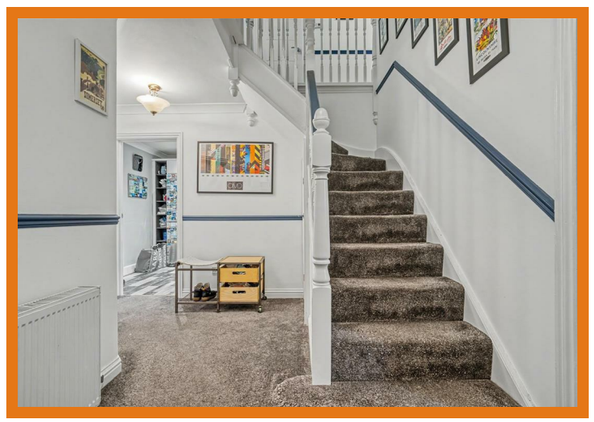












The Property

Inside
Ground Floor
The front door opens into a welcoming entrance hall, with stairs rising to the first floor and doors leading off to the principal ground floor rooms. To the front of the house are reception rooms, giving the home excellent flexibility. The main sitting room is a well proportioned room with a window to the front, and the second reception room has fitted cabinetry with display shelving, making it ideal as a snug, family room or home office for those working from home. Both benefit from sound reducing glass in the windows. To the rear, the kitchen is fitted with a sleek range of modern white gloss floor and eye level units, with wood effect work surfaces and ceiling downlights. There is a built-in double oven, an integrated microwave and a hob with extractor over, along with space for further appliances. A separate utility room provides further storage and space for laundry appliances, and there is also a downstairs WC. The dining room is a lovely space for family meals and entertaining, and opens through to the conservatory, which overlooks the garden and is fitted with electric blinds, creating a wonderful spot to relax throughout the seasons.

First Floor
Stairs rise to the first floor landing, with doors leading off to four bedrooms and the family bathroom. The main bedroom is a good sized double room with its own en-suite shower room, which has underfloor heating. Bedrooms two and three are both well proportioned double rooms, and bedroom four is also a good sized double bedroom. The family bathroom is fitted with a modern suite, including a rain head shower, and benefits from underfloor heating and heated mirror.

Second Floor
Stairs continue to the second floor, where there are two further generous bedrooms, each with roof windows. These rooms offer plenty of versatility as bedrooms for older children or guests, or as a home office or hobby space. Please note that these rooms have some areas of restricted head height.

The Annexe
The former double garage has been converted into a self-contained one-bedroom annexe, currently run successfully as a holiday let. Bi-fold doors open into an open plan kitchen and living space, fitted with a range of modern units and with room for seating and dining. There is a double bedroom with its own shower room, which has underfloor heating, heated mirror along with an insulated loft. The annexe offers a fantastic opportunity for additional income, or would equally suit a dependent relative, a teenager or a home business.

Outside
Gardens
The rear garden has been beautifully landscaped and is fully enclosed. It is laid mainly to gravel with stepping stone paths, planted borders and raised beds, creating an easy to maintain and attractive space. A patio area with a pergola, fitted with manually operated side walls, houses the hot tub, which is included in the sale and provides a superb space for entertaining all year round. There is also a shed, secure bike storage, bin storage and side access out to the driveway and annexe. Truly a garden designed for relaxing and entertaining.

Parking
A driveway to the rear of the property provides parking for one to two cars, along with an electric car charging point.

Useful Information
Energy Efficiency Rating
Council Tax Band E
Mains Gas Central Heating
Sound Reducing Glass (Windows Replaced 2018)
Mains Drainage
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. Peacemarsh Farm Close is within walking distance of the town's shops, schools and the mainline railway station, which provides 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 4XQ

What3words – quicksand.rant.artichoke

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