





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

What 3 Words: ///abode.importing.castle



### Key Features

- No Forward Chain
- Potential Building Plot (STPC)
- Period Cottage With The Opportunity To Modernise
- Driveway Parking & Car Port
- Enclosed Rear Garden

**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

An exciting opportunity to purchase a period cottage in the village of Madjeston with the potential for renovation, remodelling or a further build plot (STPC) within the grounds.

### Inside the Home

The accommodation briefly comprises a front sitting room, kitchen with two sides of work surfaces, storage units and appliance spaces and a modern shower room. Location on the first floor are two double bedrooms, as well as access to the attic room which offers the potential of a further bedroom, home office or reception space. Positioned to the rear of the home is a useful store room.

### Outside Space

Externally the property initially provides driveway parking and a double car port, before leading to the enclosed rear garden of which is predominantly laid to lawn.

Subject to planning permissions, the garden could be considered a viable build plot although no investigation has been undertaken by the current owners.

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

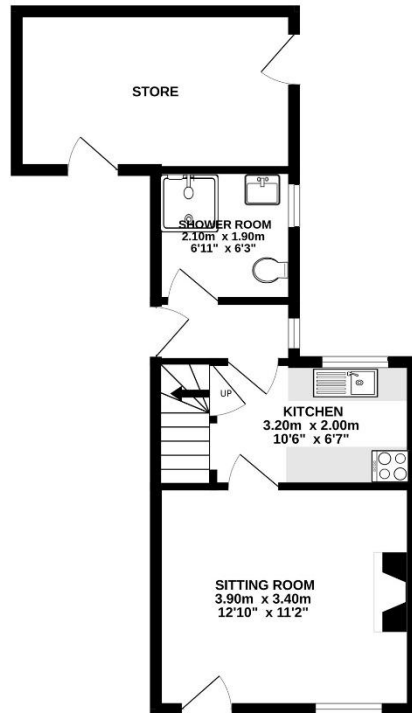
Strictly by appointment only via Boatwrights Estate Agents.

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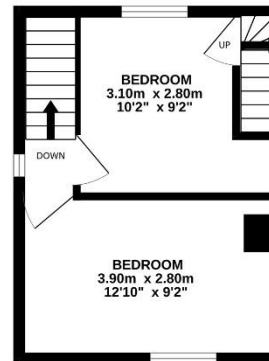
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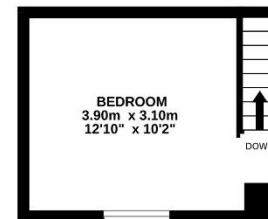
**GROUND FLOOR**  
36.4 sq.m. (392 sq.ft.) approx.



**1ST FLOOR**  
20.4 sq.m. (220 sq.ft.) approx.



**2ND FLOOR**  
12.0 sq.m. (129 sq.ft.) approx.



**TOTAL FLOOR AREA : 68.8 sq.m. (740 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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08 July 2026