



**Connells**

Stour Hill House  
West Stour Gillingham



### Property Description

Welcome to Bathsheba Cottage! A delightfully restored duplex apartment with its own private entrance, two off-street parking spaces and some of the most breathtaking views that the Dorset countryside has to offer. Thoughtfully laid out over two floors, this beautiful home finds itself situated just off the A30 between East and West Stour, making for easy access to amenities whilst still feeling like a countryside retreat. Our sellers have improved various features throughout the property in the short time they have lived here to ensure that a buyer could move straight in and make this house their home. This particular home also comes with the rare benefit of allowing family/friends to stay in the guest house located within the grounds (subject to booking and payment of utilities used during the stay.) An internal viewing comes highly recommended to appreciate the size, versatility and location of this property properly so, CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

### Entrance Hall

The entrance hall has a radiator, understairs storage and a cloak cupboard.

### Open Plan Living Room

The open plan living room has two double glazed windows to the side of the property. It has an electric wood burner, exposed beam work, alcove storage, a smoke alarm and a radiator.

### Kitchen

The kitchen has a double glazed window to the front of the property. It has both wall and base units, an integrated oven, hob, dishwasher and fridge freezer, an extractor fan, a one bowl sink and drainer and space for a washing machine.



## **First Floor**

### **Landing**

The landing has a storage cupboard, loft hatch and a smoke alarm.

### **Bedroom 1**

Bedroom 1 has two double glazed windows to the side of the property, exposed beam work and a radiator.

### **Shower Room**

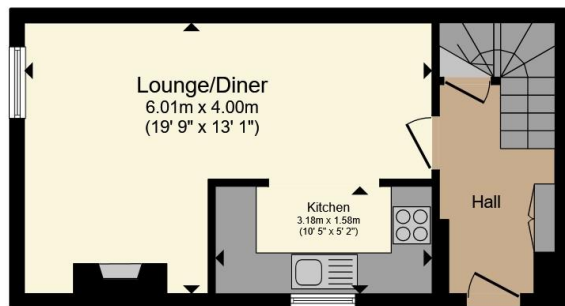
The shower room has a WC, hand wash basin with a vanity unit, a large walk in shower, extractor fan, vanity mirror and a heated towel rail.

## **Outside**

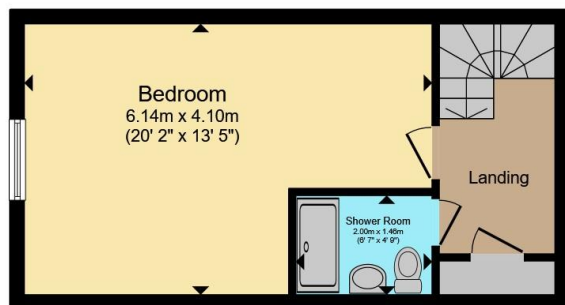
### **Parking**

The property has two allocated parking spaces.





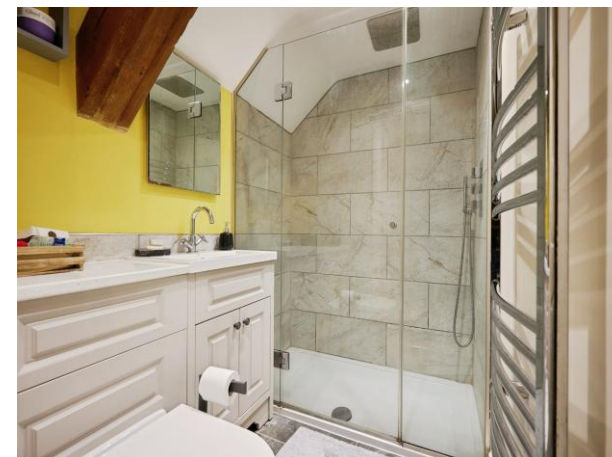
**Ground Floor**



**First Floor**

Total floor area 61.9 m<sup>2</sup> (667 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [gillingham@connells.co.uk](mailto:gillingham@connells.co.uk)**

4 Clive House High Street  
 GILLINGHAM SP8 4QT

EPC Rating: E Council Tax  
 Band: C

Service Charge:  
 2344.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GIL306401](http://connells.co.uk/Property/GIL306401)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GIL306401 - 0003