





The Old Cattle Stall, Cherry Orchard Lane, Gillingham, Dorset, SP8 5FH

What 3 Words: [///viewing.snappy.tangent](https://viewing.snappy.tangent)



Key Features

- No Forward Chain
- Attractive Courtyard Setting
- Barn Conversion with Character Features
- Well Presented Throughout
- Gated Driveway
- EPC: C

Tenure: Freehold | EPC Rating: C | Council Tax Band: C |

Services: Mains water and electric are connected. The property is heated via oil fired central heating, and is serviced by a shared septic tank with the neighbouring property.

Location

The North Dorset town of Gillingham offers the amenities of a major town, while retaining all the charm of rural Dorset. The town has a wide range of facilities, including Waitrose & Asda superstores, a doctor's surgery, dental practice, pharmacies, local shops, boutiques and a well-connected railway station. Gillingham School is a highly sought after mixed comprehensive and there are several independent schools nearby including Port Regis, Sandroyd and Clayesmore. The communication links are excellent: the A303 runs north of the town and a mainline railway station provides services to London Waterloo (2 hours) and the south west.

Inside the Home

A well presented two bedroom barn conversion, situated on the outskirts of Gillingham, set within it's own courtyard. The property offers a mix of character features and modern fittings and is offered for sale with no forward chain.

The property is entered into the open plan kitchen/living area, which is a spacious room, with windows to the front skylights to the rear providing plenty of natural light. To the right of the living area is the second bedroom which is a good sized double. On the opposite side of the living area is an internal hallway giving access to the modern shower room, and the main bedroom which benefits from fitted wardrobes.

Outside Space

The property is approached by a gated driveway opening into an attractive courtyard. There is ample parking which is laid to gravel, with an area laid to lawn with a well in front of the property. The garden is enclosed by a walled surround creating a private outside space.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106

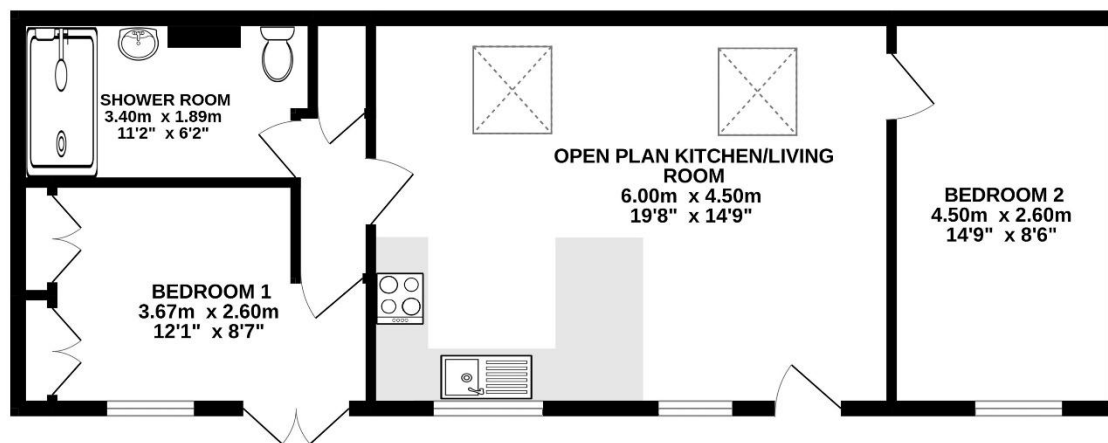
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GROUND FLOOR
56.8 sq.m. (611 sq.ft.) approx.



TOTAL FLOOR AREA : 56.8 sq.m. (611 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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