



A photograph of a historic stone building with a red-tiled roof and a large arched green door. The building is constructed from light-colored stone blocks. A small sign on the wall reads 'THE OLD COACH HOUSE'. The building is situated on a gravel driveway with trees and a clear blue sky in the background.

THE OLD COACH HOUSE

Wyke Road, Gillingham, Dorset



A BEAUTIFULLY PRESENTED FORMER COACH HOUSE

with a central courtyard garden, a further walled garden and stone garage/store. Situated on the edge of the popular Dorset town of Gillingham



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Local Authority: Dorset Council

Council Tax band: F

Tenure: Freehold

Postcode: SP8 4NW What3words:/// diplomat.liners.unfit

Services: Mains electricity, gas, water and drainage. Gas-fired central heating.

Viewings strictly by appointment only through Knight Frank LLP



SITUATION

The Old Coach House is situated off Wyke Road on the edge of the small town of Gillingham, which offers a good range of shops, business and leisure facilities including several supermarkets, including a Waitrose, Doctor, Dentist and Veterinary surgeries, restaurants and pubs. For travel requirements there is a mainline rail service from Gillingham to London Waterloo (2 hours) and Exeter (1.5 hours), with the A303 being accessible from Mere (3.5 miles) providing connections to the East and West. For wider travel there are airports at Bournemouth, Exeter and Bristol providing both national and international connections. The local area offers a wide choice of schools from both the state and independent sectors, including Gillingham School (state secondary), Sandroyd, Clayesmore, Port Regis, Hanford Prep, Hazlegrove, the Sherborne schools and Kings Bruton.







THE PROPERTY

The Old Coach House is an unlisted edge of town property which is constructed of stone elevations under a clay tiled roof. There is a large arched entrance capped with stone copings and raised balled finials which are replicated across the front roof. The double doors lead through a passageway into a central cobbled courtyard which is a private garden space. The accommodation which has been fully refurbished to an exceptionally high standard comprises the entrance hall with the two principal reception rooms flanking each side. Leading from the large sitting/dining room with its vaulted ceiling the Coach House accommodation is split into two wings which surround the central courtyard. On the north west wing the well equipped kitchen leads through to an inner hallway with two double bedrooms and family bathroom. The south east wing starts from the study/snug and leads into a functional utility area which in turn leads into the principal bedroom suite with a large double bedroom and ensuite shower room. This bedroom has its own exterior access into a private walled garden on the south east elevation. There is a staircase rising from the hall to the first floor, where there is a further double bedroom and separate bath/shower room.







GARDEN AND GROUNDS

The Old Coach House is approached off Wyke Road onto a private lane, Brewery Lane, leading to the main entrance, parking and garage. The garage is located to the rear of the property and is divided into a garage space with adjacent workshop and stairs up to first floor storage. There is parking adjacent to the house on the lane and space for two cars in front of the garage. The central courtyard is accessed through high double timber gates with an enclosed passage leading into the main private garden space with stone cobbled floor, bisecting pathways and interspersed with raised beds and mature shrubs/flowers. There is a further fully walled private garden which has access from the principal bedroom suite. This area is located to the south east and has well stocked borders flanking each wall together with a raised circular stone planter and a variety of mature shrubs/flowers. Both gardens provide a high level of security and privacy, offering the perfect balance of outdoor space whilst being low maintenance .





Wyke Road Gillingham

Gross Internal Area (Approx.)

Main House = 224 sq m / 2,411 sq ft

Garage / Workshops = 65 sq m / 700 sq ft

Total Area = 289 sq m / 3,111 sq ft



Ground Floor
Main House



Garage



Above Garage



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact.
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Simon Barker MRICS

01935 812236

simon.barker@knightfrank.com

Knight Frank Dorset and South Somerset

First Floor, 5 Hound Street, Sherborne, DT9 3AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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