



10

Sylvan Close, Gillingham, Dorset

10

Sylvan Close
Gillingham
Dorset SP8 4EJ

A detached bungalow at the quiet end of a cul de sac offering parking, a garage and gardens both front and back.



- Detached 2 bedroom bungalow
 - Conservatory to rear
 - Parking, drive, garage
 - No onward chain

Guide Price **£325,000**

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE DWELLING

A well-presented detached bungalow at the end of a cul de sac in a popular area within Gillingham.

The reception room has a raised wood burner and picture window to the front. Two double bedrooms are across the hallway, bedroom 1 having double built in wardrobes. The bathroom has a bath with electric shower over, wc and wash hand basin. The well appointed kitchen has a range of wall and floor units, including a range oven is situated to the rear with access to the garden via the conservatory.

ACCOMMODATION

See Floor Plan: A sensible arrangement of rooms for easy living.

OUTSIDE

Off-street parking can be found to the front of the property along with a front gravelled garden, setting the house well back from the cul de sac. The rear is an enclosed south facing garden, mainly laid to lawn with a patio area and useful shed. There is a garage to the side of the property with mains electricity, down the drive which will take tandem cars.

SITUATION

The property is situated on a popular, established, development on the outskirts of the town. Gillingham benefits from a main line railway station to London. The A303 lies only 4 miles to the north. The town centre has a Waitrose Supermarket and an excellent selection of small local shopping facilities. Shaftesbury is 5 miles and Sherborne is 13 miles. The surrounding countryside is particularly attractive.

DIRECTIONS

What3words:///official.feed.acquaint

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

MATERIAL INFORMATION

Standard & superfast ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: C



Sylvan Close, Gillingham

Approximate Area = 710 sq ft / 65.9 sq m

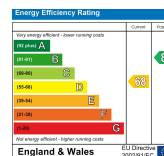
Garage = 183 sq ft / 17 sq m

Total = 893 sq ft / 82.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1348796



WT September revised October 2025



01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT