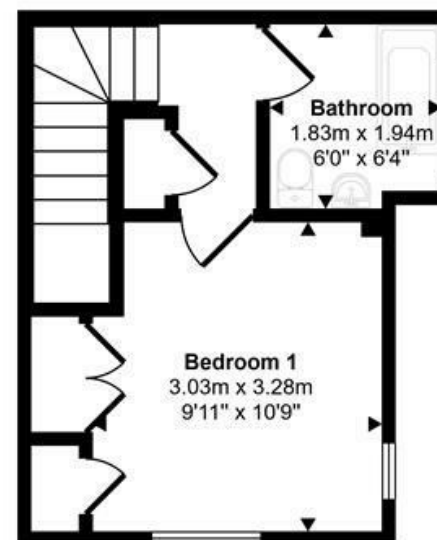


Ground Floor  
Approx 21 sq m / 230 sq ft

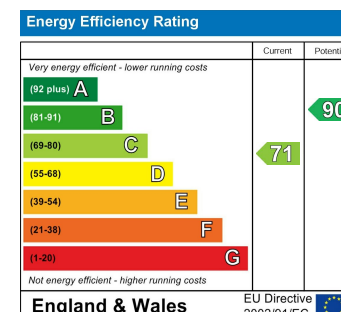


First Floor  
Approx 21 sq m / 227 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## Campion Close Gillingham

Guide Price  
£170,000

A Charming Home in Sought-After Wyke

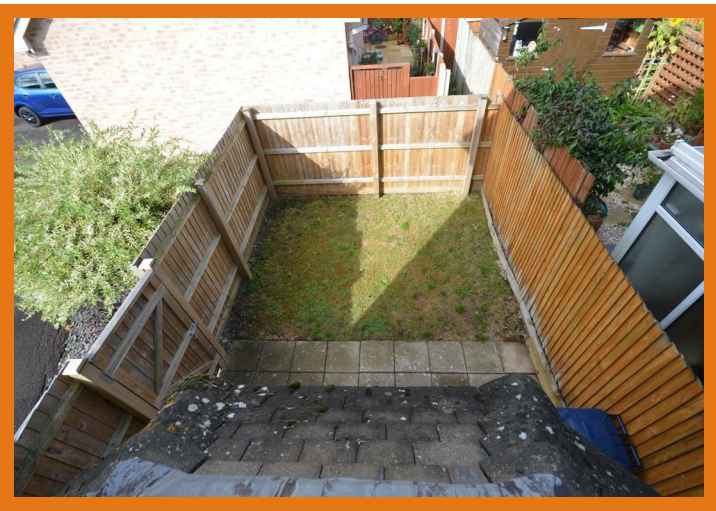
Situated in the desirable Wyke area of the town, this modern semi-detached home offers the perfect balance of comfort, convenience, and potential. within walking distance from the town centre and mainline trian station, and with stunning river and countryside walks right on your doorstep, it's an ideal retreat for both town and country living.

Step inside and you'll find a bright sitting room with a large bay window overlooking the garden — the perfect spot to relax and unwind. With the option to add double doors, this space could easily be opened up to create a wonderful flow to the outside. The kitchen provides good storage, space for appliances, and a handy understairs cupboard, while upstairs boasts a generous double bedroom with built-in wardrobes and a stylish modern bathroom.

Practicality is taken care of with private parking at the front, while the low-maintenance garden offers a sunny, easy-to-manage space ready for you to make your own.

With no onward chain, this versatile property is an excellent first-time buy, rental investment, Airbnb opportunity, or a perfect lock-up-and-leave countryside bolt-hole. Ready to move into, with plenty of scope to personalise — it's a home that truly offers more than meets the eye.





### The Property

#### Accommodation

##### Inside

###### Ground Floor

The front door opens into a generously sized sitting room that enjoys a double aspect with a window to the front and large bay window to the side overlooking the garden. There is the potential to install double doors out to the garden. The room offers plenty of space for a settee and armchair. Stairs rise to the first floor and there is an opening into the kitchen.

The kitchen has a view over the front garden and is fitted with a range of floor cupboards with drawers and eye level cupboards. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl sink and drainer with a swan neck mixer tap. There is the wall mounted gas fired central heating boiler, space for a slot in cooker and fridge/freezer plus plumbing for a washing machine. A door opens to a large understairs storage cupboard. For practicality and appearance, the floor is laid in a tile effect vinyl.

###### First Floor

Stair rise and curve up to the landing where there is access to the loft space and the airing cupboard housing the hot water cylinder. Doors lead off to the bathroom and bedroom. This boasts a double aspect and built in wardrobes. The bathroom is fitted with a modern suite

consisting of a bath with mixer tap and mains shower above, WC and pedestal wash hand basin with a mirror and shaver light and point above. For practicality, the floor is laid in a tile effect vinyl.

##### Outside

###### Parking and Garden

There is a parking space by the front door. The front garden is laid to stone chippings and enclosed in part by a hedge. From the parking there is a path that leads to a timber gate that opens to the garden. This lies to the side of the house, easily managed and is partly laid to lawn and paving stones. Fully enclosed.

##### Useful Information

Energy Efficiency Rating C  
Council Tax Band A  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

##### Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday

amenities, local shops, and leisure facilities, along with a welcoming community atmosphere.

In addition to its own well-regarded primary and secondary schools, Gillingham is ideally positioned for access to some of the region's most prestigious independent schools. Nearby, you'll find Port Regis School in Motcombe, just outside the town, while Bryanston School in Blandford Forum, Clayesmore School in Iwerne Minster, and both Sherborne School and Sherborne Girls in Sherborne are within easy reach. Leweston School, also near Sherborne, provides further options for private education, offering excellent academic standards and a strong co-curricular focus. With its combination of strong schooling, beautiful surroundings, and excellent transport links, Gillingham continues to attract families looking for both quality of life and educational opportunity.  
Postcode - SP8 4UG  
What3words - ///lavished.sublime.cheerily

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.