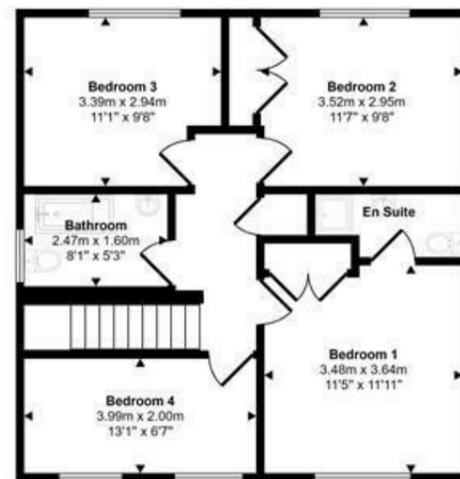


Ground Floor
Approx 78 sq m / 844 sq ft

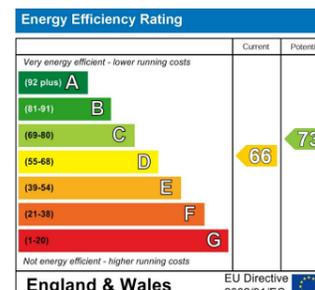


First Floor
Approx 61 sq m / 656 sq ft

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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Combe Hill Milborne Port

Guide Price
£399,950

Offered for sale with no onward chain, this well-presented four-bedroom family home is situated at the edge of the village in a peaceful position with a pleasant rural outlook and immediate access to countryside walks. Despite its tranquil setting, a GP surgery, small supermarket and other village amenities are all within easy reach.

The property offers well-proportioned accommodation over two floors, including three flexible reception rooms suited to living, dining and entertaining, along with a conservatory providing additional living space and a connection to the rear garden. There is also a spacious utility room and cloakroom to the ground floor. Upstairs are four double bedrooms, including a main bedroom with en suite, plus a family bathroom.

The current owners have maintained the home over the past ten years, with improvements including a new boiler, new carpets and Karndean flooring. Decorated in neutral tones throughout, the property is ready to move into while offering scope for personalisation.

Outside, there is a private and enclosed rear garden with lawn and mature shrubs, along with side access to the front where ample off-road parking and a garage/store are located. Ideal for families or those seeking flexible living space in a sought-after semi-rural village setting.



The Property

Inside

From the generous storm porch the front door opens into a hallway providing access to the ground floor accommodation and stairs rising to the first floor. The main sitting room is a comfortable and well-sized space, enjoying a pleasant outlook and suitable for everyday family living. There are two further reception rooms offering flexibility for dining, hobbies, study space or additional seating, depending on individual needs.

The kitchen is positioned to serve the dining area and provides ample storage and worktop space, making it practical for day-to-day use. A downstairs cloakroom adds convenience for guests and family life. A useful utility room to house extra white goods. Throughout the ground floor, the layout flows well and allows rooms to be used in a variety of ways.

Upstairs, the landing leads to four bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are all of good size and suitable for children, guests or home working. The family bathroom serves the remaining rooms and completes the first floor accommodation.

Outside

The property enjoys a pleasant position with countryside views, enhancing the sense of space and privacy. The garden provides a comfortable outdoor area for relaxing, gardening or entertaining, while still being manageable in size. The garage has been converted to provide a utility and useful storage. There is plenty of off road parking to the front. The end of village setting offers a super balance between peaceful rural living and essential amenities within a vibrant active village community

Useful Information

Heating: Gas fired central heating (new boiler)
 Drainage: Mains
 Water: Mains
 Windows: Mix of uPVC and timber double glazing
 EPC Rating: D
 Council Tax Band: E
 Tenure: Freehold
 End Of Chain

Location

What3Words - bombard.strides.umbrellas

Postcode - DT9 5BG

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.