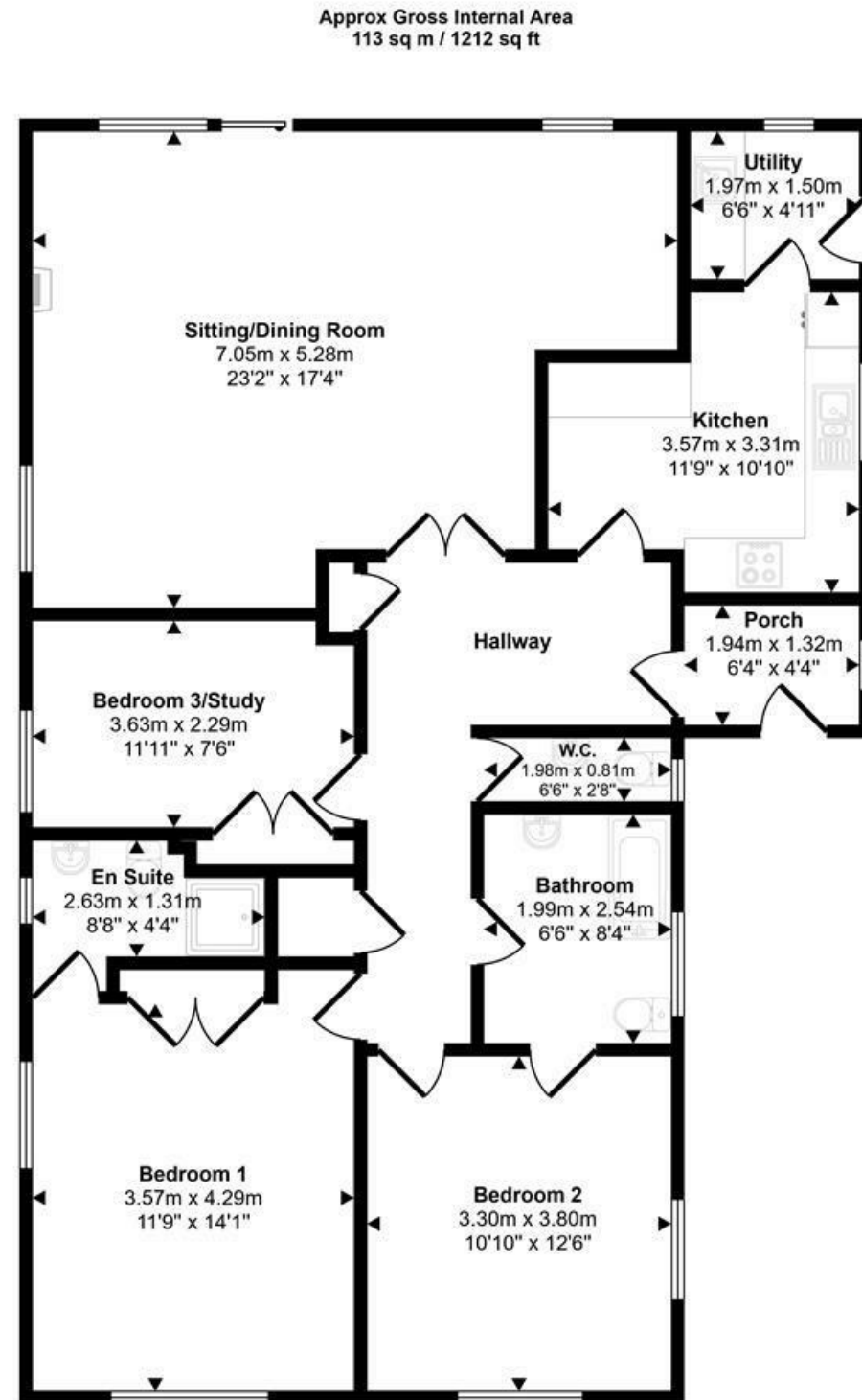




Floorplan

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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Dorset
SP8 4AA

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	84
England & Wales	EU Directive 2002/91/EC



River View Gillingham

Offers In Excess Of
£400,000

Spacious Detached Bungalow in A Secluded Area of Wyke

Tucked away at the end of a small, quiet cul-de-sac in the ever-popular Wyke area, this well-maintained detached bungalow offers a rare combination of privacy, space, and versatility. Set in a peaceful and secluded position, the property enjoys a tranquil setting while still being conveniently close to local amenities. For those who love the outdoors, the location is a dream—beautiful countryside and riverside walks are quite literally on the doorstep, making it perfect for dog owners, nature lovers, and keen ramblers.

The bungalow is thoughtfully arranged, featuring a useful porch and a wide inner hallway with built-in storage. The accommodation is both flexible and well-proportioned, ideal for a variety of buyers, from small families and professionals to those looking to downsize without compromising on space.

At the heart of the home is a generous L-shaped sitting and dining room, complete with a feature fireplace and patio doors leading to the west-facing garden, creating a lovely indoor-outdoor flow. The dining area includes a serving hatch to the kitchen, which is complemented by a separate utility room. There are three double bedrooms, offering the option of two bedrooms and a home office or study. The main bedroom benefits from its own en-suite, while Bedroom two has access to a Jack and Jill bathroom, adding convenience and privacy. A separate WC — an uncommon but welcome feature in bungalows — further enhances the layout.

Outside, the property boasts an attractive private garden with a sunny westerly aspect, ideal for relaxing or entertaining. There is ample parking, along with a garage that includes a useful workshop area.

A fabulous opportunity in a sought-after area, this home invites you to move in and enjoy — or update and personalise to your own taste, as and when desired.



The Property

Accommodation

Inside

The bungalow is approached from the cul de sac onto a block paved path that leads up to the front door. This opens into a useful porch with ample room for coats, boots and shoes, as well as for drying a wet pet! A further door opens into a wide and welcoming entrance hall with access to the loft space, which has a ladder and light plus the airing cupboard housing the hot water cylinder and a storage cupboard. Doors lead off to the kitchen, bedrooms, bathroom and cloakroom plus double paned glass doors open into the sitting/dining room. The spacious L shaped sitting/dining room benefits from a double aspect with a window to the rear and overlooking the garden, and the large patio door allows plenty of natural light into the room and opens to a seating area with an electric controlled canopy above. Adding warmth and character to the room is a feature fireplace with a timber surround and electric living flame coal effect fire. You will also find a useful serving hatch to the kitchen.

The kitchen/breakfast room has an aspect to the front and is fitted with a range of kitchen units consisting of floor cupboards - some with drawers and eye level cupboards. You will find a good amount of work surfaces - including a breakfast bar - with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a mono tap. The eye level double electric oven is built in and there is a gas hob with an extractor hood above. There is a plumbing for a dishwasher. The floor is laid to vinyl for practical reason and this continues into the utility room. Here there are floor and eye level cupboards, work surface with an inset sink, and plumbing for a washing machine and space for a fridge/freezer. A door to the front opens to a path that leads to the main garden.

There are three double bedrooms - one of which is currently being used as a study and has built in wardrobes - the principal bedroom also has built in wardrobes and the benefit of an en-suite shower room. There is also a Jack and Jill bathroom, which serves bedroom two. In addition, there is a separate cloakroom, which is very unusual to find in many bungalows, making this home very special.

Outside

Garage and Parking

From the top of the cul de sac, there is a block paved drive with space to park one car and leads up to the garage. This has an up and over door and is fitted with light and power plus rafter storage. There is a work shop area fitted with shelves and work surface. The garage measures 4.72 m x 2.90 m/15'6" x 9'6" plus the workshop, which is about 1.63 m x 2.29 m/5'4" x 7'6" and accessed from an opening at the end of the garage and lies to the side. From the garage, there is a door into the

garden.

Gardens

At the front of the bungalow there are areas that are laid to lawn and planted with a variety of trees and shrubs that shield the bungalow. You will also find a water taap for the garden or washing the car. A timber gate to the side opens into a useful area that is ideal for bin storage and has a timber shed. A path leads along the rear of the bungalow where there is a raised bed planted with fuchsias, bluebells and other shrubs plus a conifer hedge. The path opens to the main body of the garden, which is set to the side of the bungalow. This area is attractively landscaped with areas laid to stone chippings, paving and lawns. There is a fishpond with a water feature and many varieties of shrubs. The garden is fully enclosed with westerly aspect and benefits from a high degree of privacy.

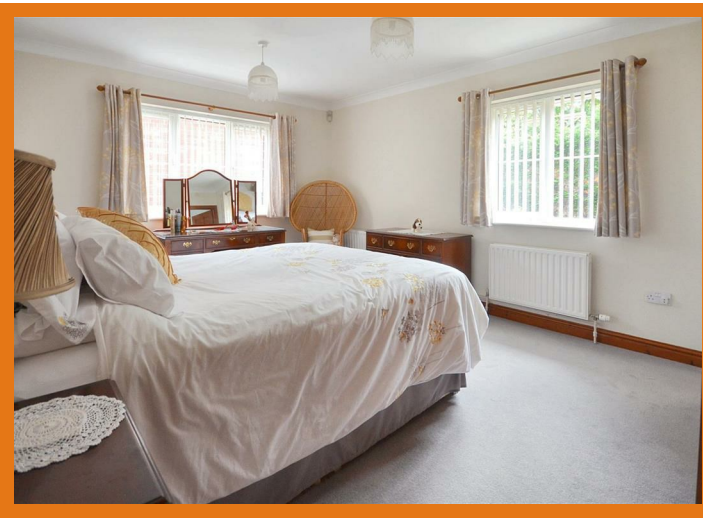
Useful Information

Energy Efficiency Rating C
Council Tax Band F
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

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 4UB
What3words - ///sediment.exchanges.otter



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 firms employment has the authority to make or give any representation or warranty in respect of the property.