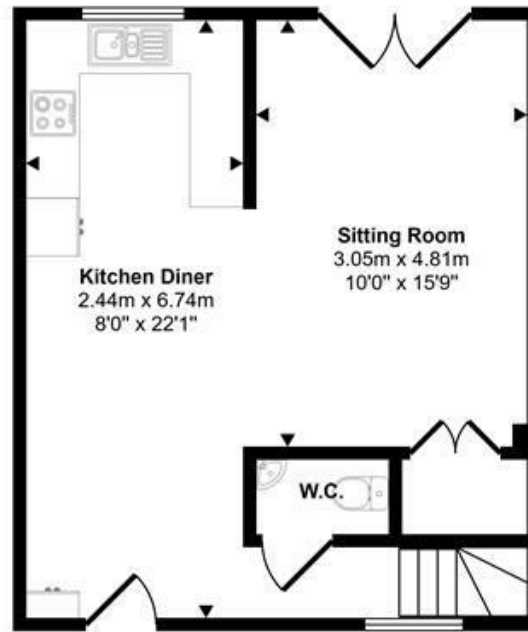
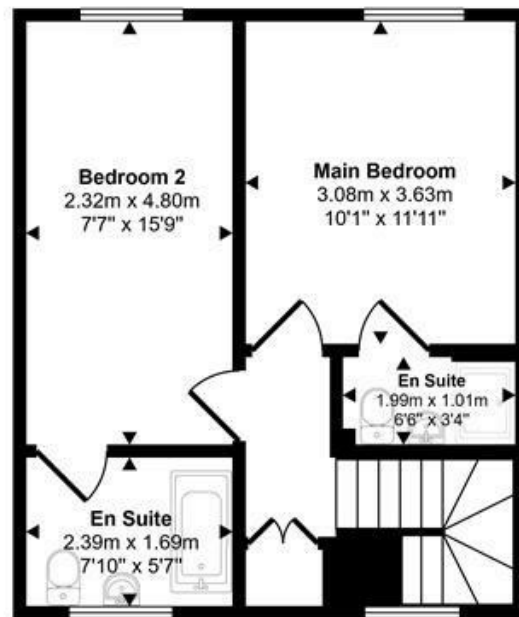




Approx Gross Internal Area
75 sq m / 808 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft



First Floor
Approx 37 sq m / 397 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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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			
England & Wales		EU Directive 2002/91/EC	

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selling and letting properties



Back Lane
Milton On Stour

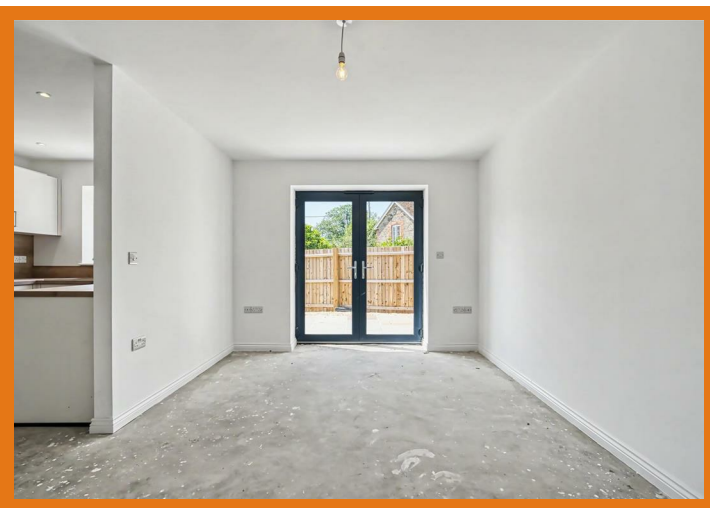
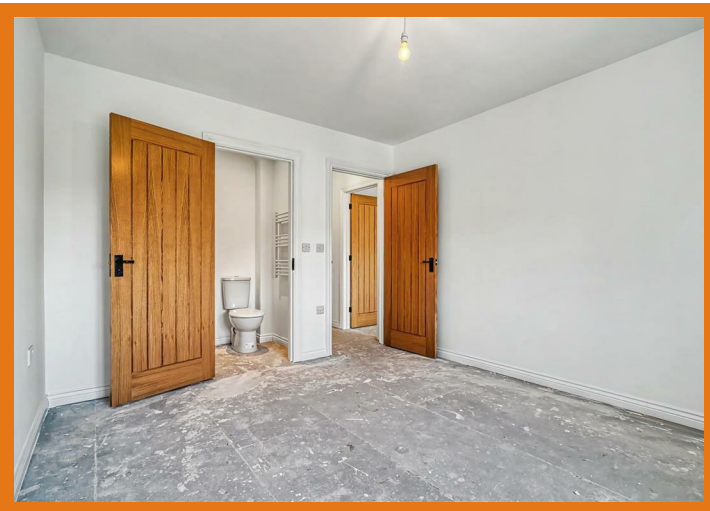
Asking Price
£299,950

A stunning brand new two bedroom semi-detached house, built from natural stone, presented to the market with the benefit of a 10 year new build guarantee. The property forms part of a small and select development of just two homes, situated in the desirable North Dorset village of Milton on Stour, just outside the town of Gillingham and within easy reach of some wonderful surrounding countryside.

The accommodation is arranged over two floors and offers a wonderfully sociable open plan sitting room and kitchen, with double doors leading directly out to the garden. The developer is also offering a flooring allowance, giving the incoming purchaser the opportunity to choose their own finish throughout. On the first floor there are two generous double bedrooms, each benefitting from its own en-suite facilities. The property further benefits from solar panels and an EV charging point. An early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Outside, the property enjoys both a side garden and a rear garden, both fully enclosed and laid for ease of maintenance, together with two allocated parking spaces. Offered for sale with the benefit of no onward chain.

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The Property

Inside

Ground Floor

The front door opens into a bright and sociable open plan sitting room and kitchen. The sitting area has double doors leading directly out to the garden, creating a lovely connection between the two spaces. The kitchen is fitted with a range of modern slab-style units and wood effect worksurfaces, with a built-in eye level oven and hob, together with a dishwasher. A downstairs WC and a useful under stairs storage cupboard complete the accommodation on this level.

First Floor

The landing gives access to both bedrooms. The main bedroom is a generous double with its own en-suite shower room, while bedroom two is also a double, equally well proportioned, with the benefit of its own en-suite bathroom.

Outside

Garden

The property benefits from both a side garden enjoying a southerly aspect and a rear garden enjoying a westerly aspect, both fully enclosed by wooden fencing and laid with attractive Indian sandstone paving and stone chippings for ease of maintenance.

Parking

Two off road allocated parking spaces are conveniently located directly beside the property.

Useful Information

Energy Efficiency Rating Tbc

Council Tax Band Tbc

Solar Panels

EV Charging Point

10 Year New Build Warranty

Individually Controlled Electric

Radiators

Shared Septic Tank with Three

Properties

Upvc Double Glazing

Freehold

No Onward Chain

Location and Directions

Milton on Stour is a desirable village set on the edge of Gillingham, offering a parish church, village hall, and a strong sense of community. Surrounded by attractive countryside and scenic walking routes, it provides a peaceful setting while benefiting from close proximity to Gillingham, which offers a range of shops, schools, and leisure facilities, together with a mainline railway station providing direct services to London Waterloo.

Postcode SP8 5PZ

What3words ///fakes.adjust.furniture

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.