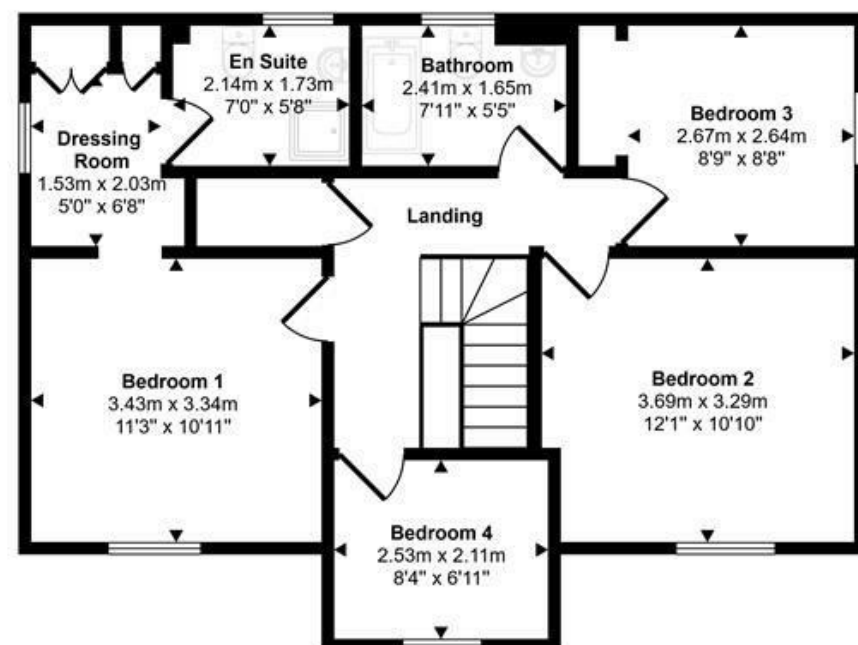




Ground Floor  
Approx 61 sq m / 656 sq ft



First Floor  
Approx 62 sq m / 668 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.

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

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# Morton • New

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## Fern Brook Lane Gillingham

Asking Price  
£400,000

A Perfect Family Home Where Town Meets Country:-

This attractive double-fronted detached home is designed with family living in mind, offering the best of both worlds – a peaceful setting on the edge of the countryside, yet just a short stroll from everyday essentials, a highly regarded primary school, and with the town centre and mainline station only a little further on.

Step inside and you'll find a bright and welcoming interior, starting with a traditional entrance hall that immediately sets the tone. The generous sitting room, with its cosy feature fireplace, is perfect for relaxing evenings with family or friends, and French doors open directly onto the garden for easy indoor-outdoor living. A versatile formal dining room provides plenty of options – whether you need a dedicated playroom, a home office, or a space to host special family occasions. At the heart of the home is a spacious, well-equipped kitchen with room for a family dining table – the ideal spot for casual meals and catch-ups – plus an archway leading to a practical utility area. A downstairs WC completes the ground floor. Upstairs, the layout suits families of all sizes: a good-sized single, a comfortable small double, and two large doubles – with the main bedroom boasting its own dressing area and stylish en-suite.

Outside, there's plenty of space for everyone: a sunny and private garden, perfect for children to play safely or for weekend barbecues with friends, plus a double garage and driveway parking for four cars.

Beautifully presented as it is, this home also offers exciting potential for buyers to put their own stamp on it – whether through décor, layout tweaks, or future extensions. This is a home that balances comfort, flexibility, and opportunity – ready to enjoy now, with scope to grow alongside your family.

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## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into an inviting and traditional entrance hall with stairs rising to the first floor, opening to the kitchen and doors leading off to the sitting room, dining room and cloakroom, which is fitted with a WC and pedestal wash hand basin. For practicality, the floor is laid in an attractive tile effect vinyl. The bright and spacious sitting room benefits from a double aspect with a window to the front and overlooking the garden to the side plus double doors that open to the garden. There is plenty of room for settees and armchairs and a feature fireplace with a polished stone surround and gas fire add character and warmth to the room. There is a formal dining room with a window to the front. This room could also be used as a study or playroom as there is enough room in the kitchen for a dining table.

The kitchen has a window to the side overlooking Fernbrook Lane and a window to the rear with an outlook over the drive. It is fitted with a range of wood fronted units consisting of floor cupboards with drawers and eye level cupboards. You will find a generous amount of work surfaces with a tiled splash back and a sink and drainer with a mixer tap. The eye level double electric oven is built in and there is a gas hob with an extractor hood above plus plumbing for a dishwasher. For practicality, the floor is tiled, which continues into the utility area. This is fitted with the same units as the kitchen, plus a work surface and stainless steel sink and drainer. There is the wall mounted gas fired central heating boiler, and plumbing for a washing machine and space for a fridge/freezer. A door opens to the drive.

##### First Floor

From the galleried landing there is access to the part boarded loft space, and to the airing cupboard housing the hot water cylinder. Doors lead off to the bedrooms and bathroom. The family bathroom is of a good size and fitted with a modern suite consisting of a bath with mains shower over, WC and pedestal wash hand basin. The floor is laid in a practical vinyl.

You will find a generously sized single bedroom, a small double bedroom plus two well proportioned double bedrooms, main with a dressing area that is fitted with wardrobes plus an en-suite shower room.

#### Outside

##### Double Garage and Parking

There is driveway parking for four cars. The double garage has two up and over doors, fitted with light and power plus rafter storage. It measures 5.51 m' x 5.56

m/ 18'1" x 18'3".

#### Garden

This lies to the side of the house and can be accessed from the drive and sitting room. There is a paved seating area immediately to the outside of the house with the rest of the garden being laid to lawn and edged by beds that are planted with a variety of trees, shrubs and flowers. There is a further area at the bottom of the garden, which also has a seating area. The garden enjoys a sunny aspect with good privacy.

#### Useful Information

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

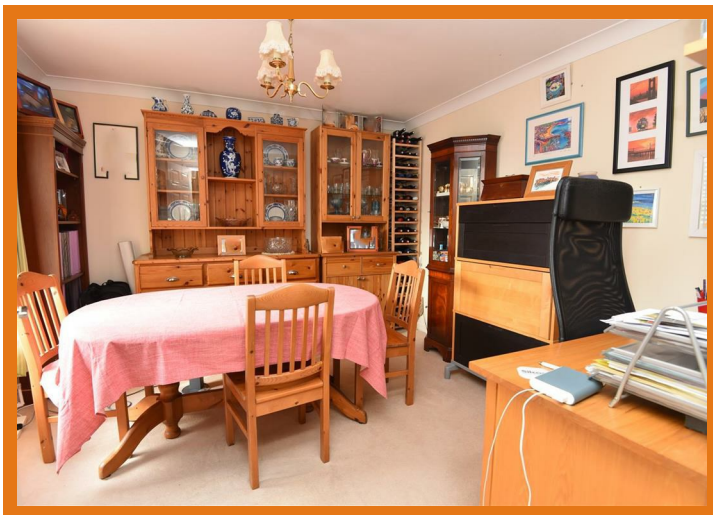
#### Location and Directions

The property is within walking distance to local facilities that include a children's play area, an Aldi, vets, petrol station with shop plus the garden centre - the town centre and mainline train station a little further on. 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, doctors and leisure facilities and excellent schooling for all ages.

Postcode - SP8 4FL

What3words - [///interview.ember.using](#)



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