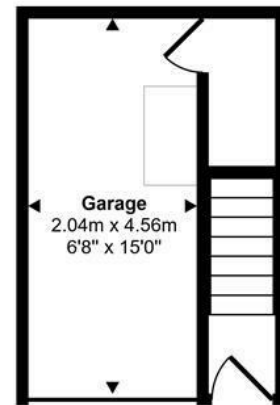
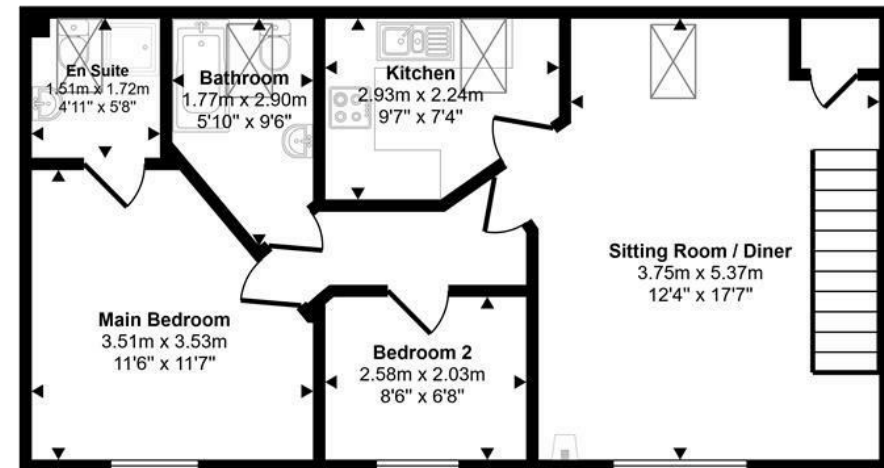


Approx Gross Internal Area  
70 sq m / 754 sq ft



Ground Floor  
Approx 14 sq m / 148 sq ft



First Floor  
Approx 56 sq m / 606 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.



## Woodpecker Meadow Gillingham

Asking Price  
£200,000

A well presented two bedroom detached coach house occupying the first floor of the building, set within a popular and well regarded residential estate in Gillingham, within easy reach of a highly respected primary school and pleasant green spaces ideal for dog walking and recreation. The property has been lovingly maintained and improved by the current owners, with a woodburner installed in the sitting room and the property freshly decorated throughout, creating a warm and inviting home that is ready to move straight into.

The accommodation is deceptively spacious and well considered throughout, comprising a generous open plan sitting room diner with a woodburner, a well fitted kitchen, two bedrooms and two bathrooms. The main bedroom benefits from an en suite and the property is flooded with natural light throughout from a skylight above. This is a home that really does need to be viewed to be fully appreciated.

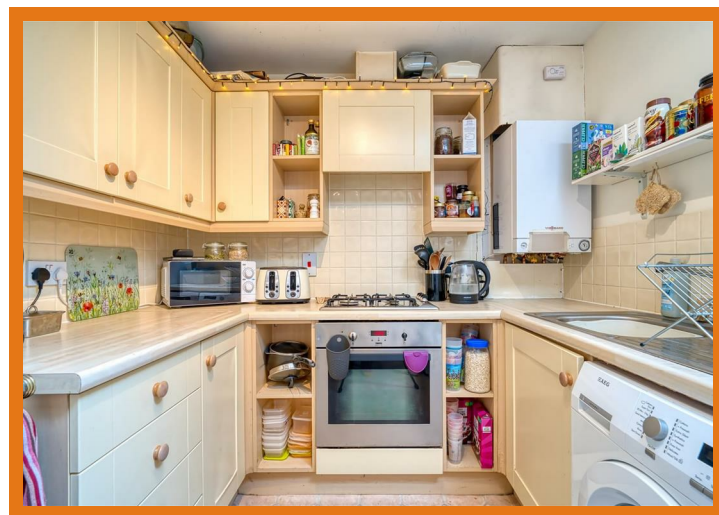
A garage is situated on the ground floor of the building along with an allocated parking space to the front. The current owners hold the freehold of the building, and the garage spaces below are subject to a peppercorn rent arrangement, with occupants responsible for their own contents insurance and having no access to power.

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| 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 |           |





## The Property

### Inside

Stairs rise from the entrance at ground floor level and open directly into the generous sitting room diner. This is a bright and welcoming space, filled with natural light from a skylight above and featuring a woodburner as a focal point to the room. There is ample room for both sitting and dining furniture, making it a versatile and sociable everyday living space.

The kitchen is fitted with gloss units and laminate worktops with a built in oven and space for further white goods, lit by a skylight above which keep the room bright throughout the day.

A bathroom is fitted with a bath, hand wash basin and toilet. There are two bedrooms; the main bedroom being a well-proportioned double, benefiting from an en-suite fitted with a shower, hand wash basin and toilet.

### Outside

#### Parking

A garage is situated on the ground floor of the building with an allocated parking space directly outside.

### Useful Information

Energy Efficiency Rating TBC  
Council Tax Band D  
Gas Fired Central Heating  
Mains Drainage  
Upvc Double Glazing  
Freehold - Garages below have their own contents insurance and a peppercorn rent is in place. Vendors will need to find onward purchase

### Location and Directions

Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. The town benefits from a mainline railway station, providing direct services to London Waterloo,

making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode - SP8 4GB

What3words -  
///swing.solar.instincts

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.