

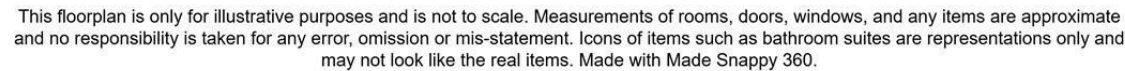
Asking Price  
£220,000

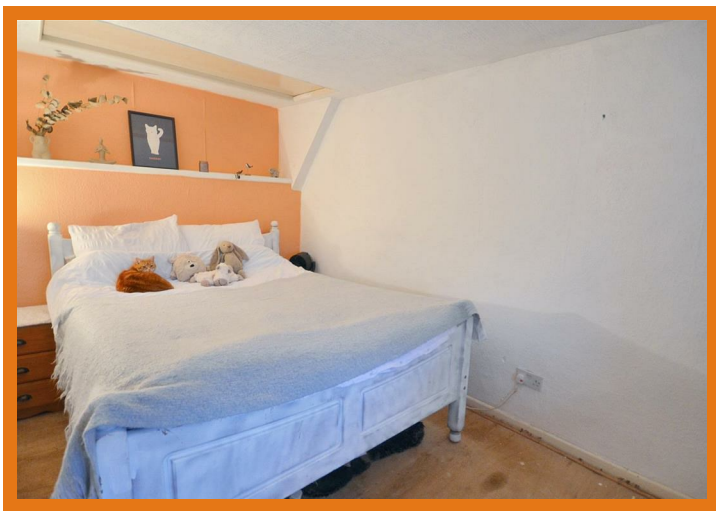
Step inside and be transported back in time, where deep window sills, exposed beams, and an impressive inglenook fireplace with a bressummer beam and wood burner create an enchanting, cosy retreat. Beneath the current flooring, original flagstones are waiting to be uncovered, adding even more charm and history to this charming home.

Outside, the large garden is a true highlight—backing onto open fields, it's a private haven where you can enjoy the sights and sounds of nature. Whether you're dreaming of alfresco dining, a vegetable patch, or simply a tranquil space to relax, this garden has endless possibilities. Off-road parking for two cars adds convenience to this idyllic rural retreat.

A true hidden gem—don't miss your chance to make it your own!

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## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a warm and inviting sitting room with inglenook fireplace boasting a Bressummer beam and wood burner. There is a window with a deep sill to the front aspect and potential to uncover the original flag stone flooring.

A gentle step into the kitchen where there is room for a small table and chairs, overlooks the rear garden. It is fitted with a range of wood fronted rustic style units consisting of floor cupboards with drawers and open ended display shelves, generous amount of work surfaces and a one and half bowl stainless steel sink and drainer with a mixer tap.

There is space and plumbing for a washing machine and space for a fridge/freezer. The electric oven is built in and has a ceramic hob

above.

##### First Floor

Stairs curve up from the sitting room to the landing, which has doors leading off to all rooms. The bathroom is fitted with a low level WC, pedestal wash hand basin and deep bath with mixer tap and telephone style shower attachment. There is also a curtained recess housing the hot water cylinder.

#### Outside

##### Parking

There is off road parking for two cars in front of the cottage.

##### Garden

At the back of the cottage there is a large enclosed garden that backs onto fields. Immediately outside of the kitchen door is a seating area that is laid to stone chippings and has a timber shed. The rest of the garden is grass with an ornamental pond and another shed. The garden is fully enclosed and enjoys a sunny and quite private aspect as well as offering potential to create a garden to your own design.

### Useful Information

Energy Efficiency Rating E  
Council Tax Band B  
uPVC Double Glazing  
Wood burner that heats two radiators on the first floor  
Septic Tank Drainage for this property only  
Freehold  
Scope to Update

### Directions

#### From Gillingham

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout proceed straight over. Continue through Milton on Stour heading towards Mere. At the end of the road turn left and proceed under the A303 and take the next left. The property will be found a short distance on the right hand side. Postcode BA12 6LJ

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