



Denotes head height below 1.5m
 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.



Madjeston Gillingham Guide Price £650,000

A well presented and flexible four bedroom detached home, situated in the rural hamlet of Madjeston on the edge of Gillingham, enjoying far reaching countryside views and set within a generous and beautifully maintained plot. The property has been well cared for and improved by the current owners, including an upgraded sewage treatment plant, redecoration throughout, and the windows and external doors have been replaced.

The accommodation is well proportioned and arranged across two floors, with a generous sitting room, a wonderful open plan kitchen and dining room, a useful utility room and a ground floor bedroom, alongside a shower room. To the first floor, three further bedrooms are found, all benefiting from built in storage, with the principal bedroom also enjoying an en suite and a family bathroom serving the remaining rooms.

Outside, the property sits within a large enclosed southerly facing garden, enjoying far reaching countryside views. A converted outbuilding provides a recently renovated home office alongside two store rooms, complemented by a double garage, ample driveway parking and wholly owned solar panels.

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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	



The Property

Inside

Ground Floor

An entrance hall leads through to the principal rooms and a downstairs shower room. The sitting room is a generous and comfortable reception space, enjoying far reaching countryside views, with a log burner creating a cosy focal point, and an adjoining dining area providing an excellent space for both everyday living and entertaining. The open plan kitchen/diner is fitted with wood shaker units, stone worktops, a central island and a Cuisine Master 100 electric range, along with an integrated dishwasher. Double doors open directly onto the garden, and a separate utility room leads off from the kitchen. A further ground floor room is currently used as a bedroom, but would lend itself equally well to a variety of uses.

First Floor

Stairs rise to the landing where three well proportioned bedrooms are found, all benefiting from built-in storage. The principal bedroom benefits from an en suite shower room, with the remaining two bedrooms served by the family bathroom.

Outside

Garden

A large and beautifully maintained enclosed garden enjoying a southerly aspect and far reaching countryside views throughout. The garden has been thoughtfully arranged with a generous lawned area, a flower garden, a small pond with an ornamental bridge, fruit trees and a vegetable plot. A BBQ patio area provides an ideal outdoor entertaining space, whilst a summerhouse with bar, power and lighting, a greenhouse and a further garden house add real character and practicality to the plot.

Home Office & Outbuilding

A converted outbuilding within the plot has been recently renovated to create a well appointed home office, alongside two useful store rooms, making it an ideal space for those who work from home or need flexible additional accommodation.

Garage & Parking

A double garage sits within the plot alongside generous driveway parking for multiple vehicles.

Useful Information

Energy Efficiency Rating C

Council Tax Band E

Wholly Owned Solar Pannels
Sewage Treatment Plant - Recently Upgraded
Oil Fired Central Heating
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

Location and Directions

Madjeston is a peaceful rural hamlet sitting on the edge of the popular Dorset market town of Gillingham, enjoying a wonderfully quiet and private setting whilst remaining within easy reach of everyday amenities. Gillingham itself is a thriving town with a good range of shops, supermarkets, cafés, public houses, primary and secondary schooling and medical facilities, with a mainline railway station providing direct services to London Waterloo and the West Country, making it a popular choice for commuters.

Postcode SP8 5JH

What3words
///surprised.removers.pleasing

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