



Tomlins Lane
Gillingham

Guide Price
£265,000

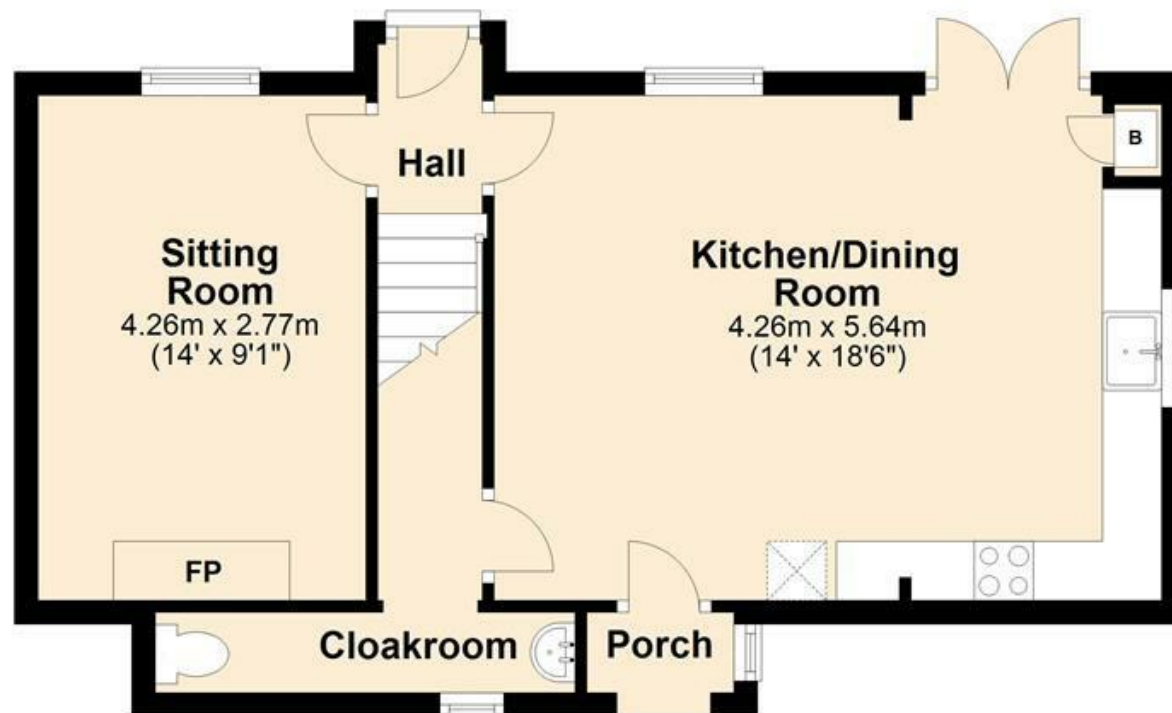
Nestled in a sought-after area and benefitting from no onward chain, this Edwardian-style property, built in 1906, exudes timeless character and charm. Having been meticulously cared for and loved by the current owners for the past five years, this home offers a wonderful opportunity to live in a beautifully presented space that combines classic elegance with contemporary living.

As you step inside, you'll immediately appreciate the open, airy feel of the home. The bright and spacious kitchen diner is a true highlight, designed for both practical living and effortless entertaining. Patio doors open out to the well-maintained garden, allowing natural light to flood the space and offering seamless indoor-outdoor living. The kitchen is thoughtfully designed, providing ample storage, modern appliances, and plenty of counter space for preparing meals. The cosy sitting room is the perfect retreat, offering a warm and inviting atmosphere. The home offers two generously sized double bedrooms. The family bathroom is well-appointed, featuring tasteful tiling and modern fixtures, making it both functional and stylish. Outside, the large, beautifully landscaped garden is a real feature of this property. It provides plenty of room for outdoor dining, gardening, or simply enjoying the fresh air. The garden is private, well-maintained, and offers a peaceful oasis in which to relax. A beautifully presented studio sits at the end of the garden, offering a versatile space that could be used as a home office, art studio, guest accommodation, or additional living area. The studio is fully decorated to the same high standard as the main house, making it a perfect extension of the living space.

An early viewing is highly recommended to ensure you do not miss out on this opportunity.

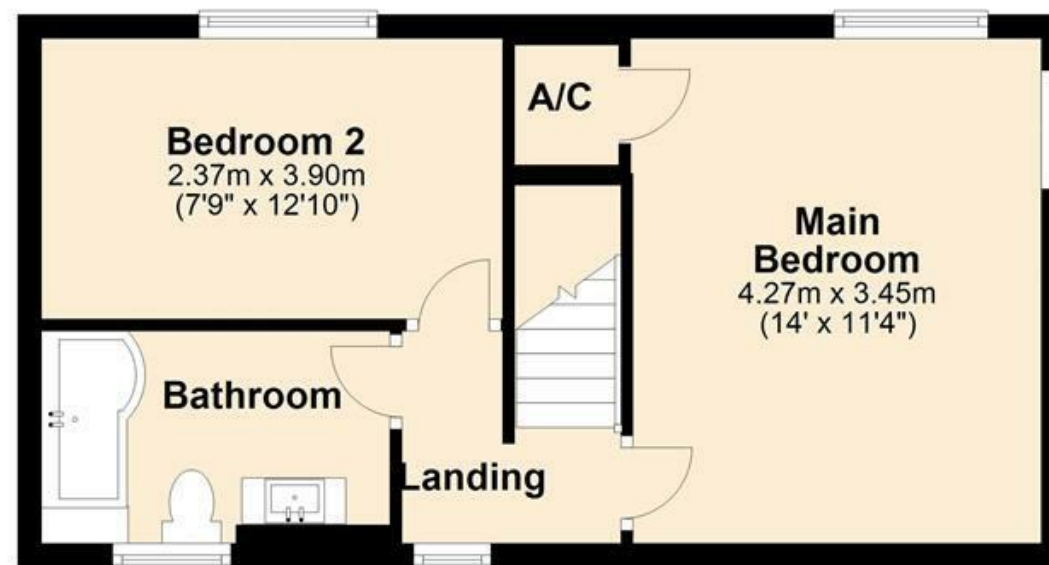
Ground Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)

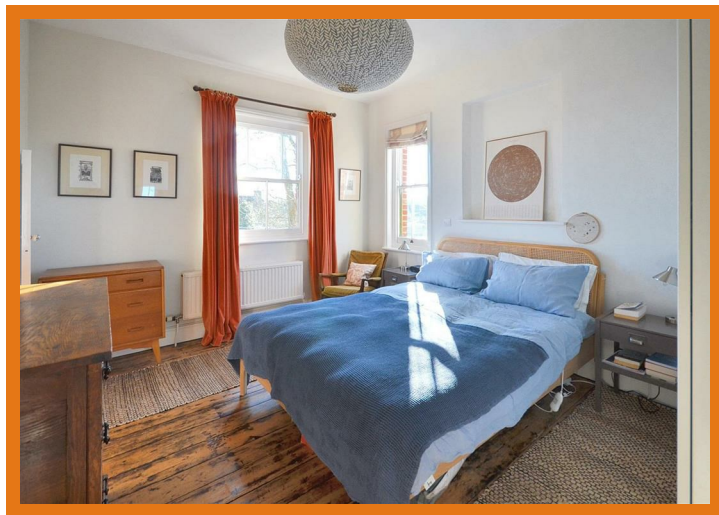


Total area: approx. 80.8 sq. metres (869.3 sq. feet)

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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

Accommodation

Inside

Ground Floor

Upon entering the property, there is a cloakroom and a convenient WC, providing practicality for guests and everyday use. Continuing through, you enter the generously sized kitchen diner, which boasts an ample amount of worktop space, perfect for meal preparation. The kitchen is equipped with both eye-level and floor-level storage, offering plenty of room to keep your kitchen organized and clutter-free. The cooking area includes a gas hob, built-in oven, and an extractor fan, ensuring a functional and well-equipped cooking environment. Additionally, there is space and plumbing for white goods, making it easy to integrate your laundry appliances. From the kitchen diner, patio doors open out onto the garden, providing a seamless transition between indoor and outdoor living, perfect for alfresco dining or simply enjoying the outdoors. Adjacent to the kitchen diner is a spacious sitting room, featuring a charming fireplace that serves as a focal point of the room.

First Floor

Stairs rise to a spacious landing that provides access to two generously sized double bedrooms, each benefiting from an abundance of natural light. These well-proportioned rooms offer ample space for furniture and create a welcoming atmosphere. Adjacent to the bedrooms is the family bathroom, which is fully equipped with a bathtub featuring an overhead shower. There is also a WC and pedestal style sink.

Outside

Parking

There is parking to the front of the property as well as down the bottom of Tomlins Lane.

Garden

The garden is a spacious, peaceful retreat mostly laid to lush green lawn. In one corner, there's a sun terrace, perfect for relaxing or dining, offering a great view of the garden. A pond sits nearby, surrounded by natural stone, adding a calming touch with its gently rippling water. The garden also includes vibrant flower and vegetable beds, carefully arranged to create a mix of colourful blooms. Mature flowers and shrubs are scattered throughout, providing year-round interest and adding texture to the landscape.

Studio

At the bottom of the garden, you'll find a generously-sized studio, fully equipped with power, offering a versatile space to suit various needs. Whether you're looking for a quiet, dedicated area to work from home or a stylish venue for entertaining guests, this studio provides an ideal solution. Its spacious layout allows for customization to meet your specific requirements, making it perfect for both professional and social purposes.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
Double Glazing Throughout
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

Proceed down the High Street and bear to the right onto Queen Street. Continue to the junction at Le Neubourg Way and turn left. Take the next turning right into Cemetery Road. Turn right into Orchard Road and then right again on the bend into Tomlins Lane. The parking for the property will be found on the right hand side, just after a drive and then a cottage. From here a path leads to the property.

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.