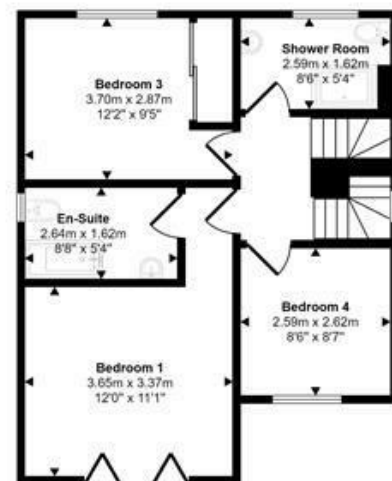


Ground Floor
Approx 63 sq m / 683 sq ft



First Floor
Approx 48 sq m / 521 sq ft



Second Floor
Approx 23 sq m / 249 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		97	98
(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	

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Wavering Lane West Gillingham

Guide Price
£525,000

A fabulous, individually designed, detached contemporary home boasting a tranquil lane side position with excellent views over the beautiful Dorset countryside and benefitting from four double bedrooms with accommodation arranged over three floors. The property is situated in a no through lane on the edge of the town with some wonderful country and riverside walks on the doorstep and within easy reach of the town centre and mainline train station that serves London Waterloo and Exeter St. David's. Gillingham offers a comprehensive range of facilities with a wide choice of independent shops and chain stores, doctor and dentist surgeries plus schooling for all ages and a variety of entertainment venues.

The property was built in 2016, commissioned by the previous owners for their own occupation, as such, it has been finished to an exacting standard using high quality fixtures and fittings as well as integrated solar panels helping to reduce costs and provide an income and underfloor heating on the first two floors, allowing easy placement of furniture. This delightful home offers ample space for comfortable modern day living and will suit many potential buyers' needs. The heart of this home lies in its fabulous kitchen/dining room, fitted with soft closing units and Neff appliances, it is perfect for hosting gatherings and creating lasting memories with friends and family. The sitting room provides a cosy retreat for relaxing evenings and the multi-fuel burner adds a touch of warmth and character. The easy maintenance garden is ideal for enjoying the outdoors without the hassle of extensive upkeep and the cabin would make a great work from home space or personal gym.

The property's individual design presents a unique opportunity to own a beautifully presented home in a sought-after location and experience the best of countryside living with all the modern comforts. A viewing is absolutely essential to fully appreciate all this home has to offer.

The contemporary front door opens into a useful vestibule which opens into a good sized hall with doors leading off to all the ground floor rooms. The sitting room boasts a fireplace with burner, there is a large kitchen/dining to the back with tri-folding doors to the garden and a utility room plus cloakroom. On the first floor there is the main shower room, three double bedrooms, principal with Juliette balcony and en-suite shower room. On the second floor there is a further double bedroom with its own cloakroom. Outside, there is parking for two cars and a manageable garden.



The Property

Accommodation

Inside

Ground Floor

The property is approached from the drive to a stylish contemporary front door with full height opaque glazed window to the side, which opens into a useful vestibule with ample space for coats, boots and shoes. A further door opens into a roomy and welcoming hall with oak veneer doors to all rooms and stairs rising to the first floor. The sitting room overlooks the lane to the front and has a fireplace with polished stone surround and hearth and installed with a multi-fuel burner. The spacious modern kitchen/dining room is to the rear of the property and has tri-folding doors leading out to the garden. It is fitted with a range of fashionable soft closing units, consisting of floor cupboards, separate drawer unit with cutlery tray and deep pan drawers and eye level cupboards plus pull out tall larder cupboard with racks. There is a good amount of wood effect work surfaces with matching upstand and one and half bowl porcelain sink and drainer with mixer tap. The central island has drawers on one side and cupboards on the other and granite work surface plus breakfast area. There are built in appliances consisting of fridge/freezer, induction hob with chimney extractor fan and electric oven with hide and slide door plus a combination microwave. There is also a utility with plenty of cupboards and work surfaces plus space and plumbing for a washing machine, dishwasher and tumble dryer. A door leads to the side path. In addition, there is a useful cloakroom. The ground floor benefits from wood effect Karndean flooring to all rooms, with the exception of the sitting room, which is laid to carpet and all rooms have underfloor heating with individual controls.

First Floor

Stairs rise and return to the first floor landing where there is the main shower room, which is fitted with a modern suite consisting of table top wash hand basin with a freestanding mixer tap, low level WC and large walk in shower cubicle with mains shower and choice of monsoon or hand held shower head. There are three double bedrooms, two with fitted wardrobes and the principal bedroom boasts a Juliette balcony with a fabulous view over countryside to the downs as well as an en-suite bathroom. This is fitted with a table top wash hand basin with a freestanding mixer tap and mains shower over with choice of shower head and a low level WC with dual flush facility.

Second Floor

Stairs rise and return to a landing with door that opens to a double bedroom with skylights to either side. There

is eaves access and a deep storage cupboard. The bedroom also boasts its own cloakroom. The bedroom would certainly be favoured by teenagers looking for their own space or a great guest bedroom.

Outside

Parking and Garden

The property is approached from the lane onto a tarmac drive with space to park two cars comfortably. There is access to the rear from both sides of the house. The nicely proportioned rear garden has been landscaped for ease of maintenance and is laid to lawn and seating areas that are paved with Indian Sandstone. There are beds planted with a variety of trees and shrubs. The garden enjoys very good privacy with a sunny aspect and is fully enclosed. There is also a useful timber cabin, which has light and power points plus an external water tap and would make a great hobbies room or work from home space.

Useful Information

Energy Efficiency Rating A

Council Tax Band F

uPVC Double Glazing

Gas Fired Central Heating with underfloor heating on the ground and first floor and radiators on the second floor

Mains Drainage

Freehold

Directions

From Gillingham Town

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left. Take the next right into Cemetery Road which leads into Rollsbridge. Proceed to the end of the road and turn right onto Wavering Lane West. The property will be found on the right hand side where the lane widens. Postcode SP8 4NR

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.