



CHAFFERS
ESTATE AGENTS



**16 Pill Meadow,
Kington Magna, Gillingham, SP8 5EN**

Situated in a sought-after village setting, this three-bedroom property offers a fantastic opportunity to modernise and create a lovely family home. The property benefits from two reception rooms, a kitchen, workshop, driveway and carport, together with attractive front and enclosed rear gardens.

Offers Over £250,000 Freehold

Council Tax Band: B

16 Pill Meadow, Kington Magna, Gillingham, SP8 5EN



Description

The property is approached through double gates onto a tarmac driveway leading to the carport. To the front is a lawned garden with a flower border. The entrance hall provides access to the ground floor accommodation, with stairs rising to the first floor. The dining room has a glazed door opening onto the garden, while the sitting room provides a further reception space. The kitchen is fitted with a one-and-a-half bowl sink and drainer and leads to a rear porch, with the workshop beyond housing the oil-fired boiler.

To the first floor are three bedrooms and a bathroom fitted with a white suite comprising wash hand basin and low-level WC.

To the rear, the enclosed garden is fenced and mainly laid to lawn, with a variety of shrubs and an oil storage tank.

Situation

Kington Magna is a picturesque Dorset village surrounded by beautiful countryside, offering a peaceful rural setting while being within easy reach of Gillingham, Shaftesbury and Sherborne for everyday amenities and transport links.

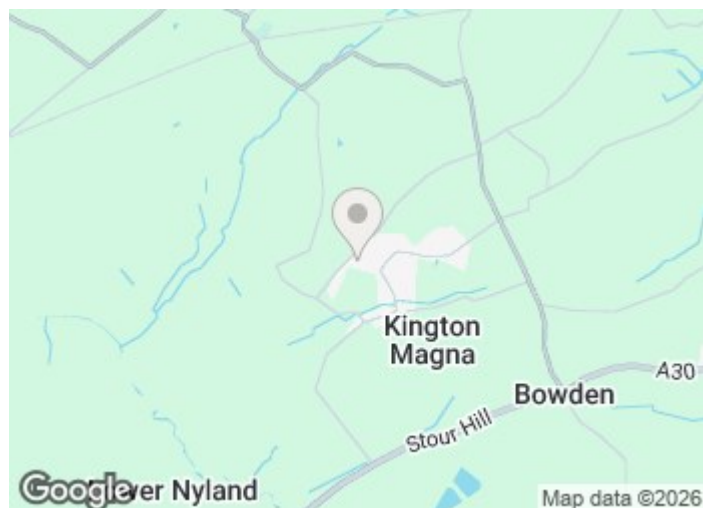
Additional Information

Services: Mains Water, Oil, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: TBC

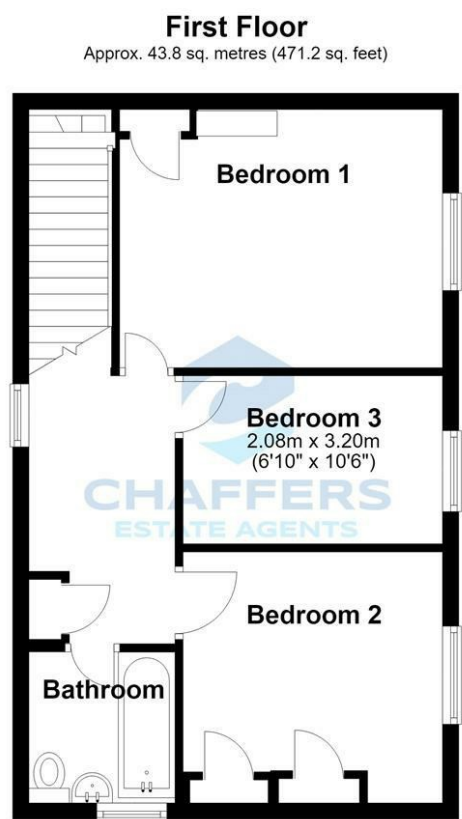
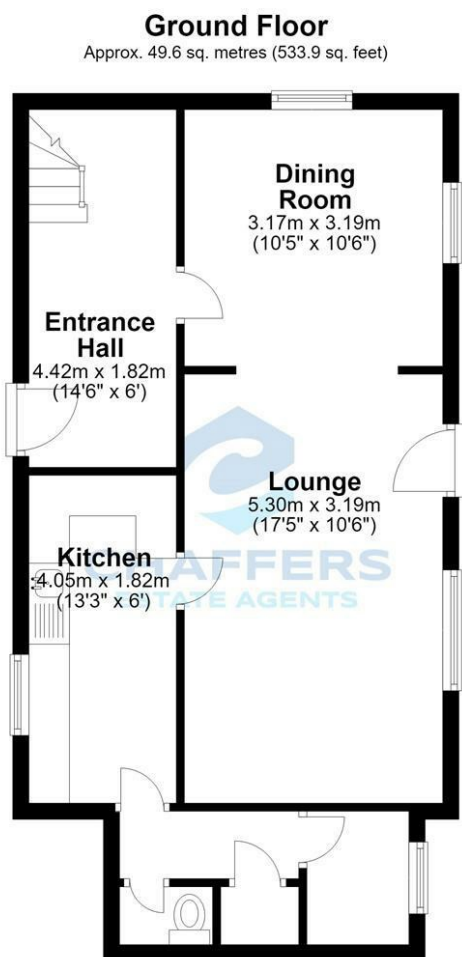


Directions

What three words; ///impressed.hiding.spice



Floor Plan



Total area: approx. 93.4 sq. metres (1005.1 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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