



CHAFFERS
ESTATE AGENTS



Church Walk

Gillingham, SP8 4DR

A prime location and potential for modernisation ~ Nestled in Church Walk is this Grade II listed 4 bedroom attached period cottage with gardens and parking whilst offering a unique opportunity for those seeking a home rich in character and history. This charming cottage does require some updating and it presents a wonderful canvas for personalisation, allowing you to create a home that reflects your style.

Offers In The Region Of £290,000 Freehold

Council Tax Band: C

Church Walk

Gillingham, SP8 4DR



DESCRIPTION

* Nestled in the charming Church Walk of Gillingham, this Grade II listed attached period cottage offers a unique opportunity for those seeking a home rich in character and history. While the cottage does require some updating, it presents a wonderful canvas for personalisation, allowing you to create a home that reflects your style.

The property boasts an array of character features that are sure to impress, from its traditional architecture to the quaint details that tell a story of its past. The cottage overlooks a picturesque church, providing a serene backdrop and a sense of tranquillity. Additionally, it is conveniently located within easy walking distance to the town centre, ensuring that all essential amenities are just a stone's throw away.

The accommodation is arranged over two floors and in brief comprises:- Entrance hall with exposed beams, stairs to the first floor and doors to:- study with exposed beams and also the gas meter can be found in this room; dining room/utility area with plumbing for washing machine, space for fridge and tumble drier, floor cupboards, window seat and door to outside; kitchen fitted with a range of floor and wall units including a larder cupboard, plumbing for dish washer, space for fridge, exposed beams, laminate flooring. The Glow worm gas boiler can be found here too. A double aspect sitting room with window seats, exposed beams and a stone fire place. The landing on the first floor has a vaulted ceiling, exposed beams and joists with doors to:- Bedroom 1 with exposed beams, vanity wash basin and door to:- En-suite fitted with a white suite including a tiled shower cubicle, low level WC, ceiling lights and

extractor fan; there are three further bedrooms with bedroom 3 and 4 benefitting from built in double wardrobes. To complete the layout on this floor is a family bathroom fitted with a white suite comprising:- white panelled bath with shower attachment & screen, pedestal wash basin, low level WC, exposed beams, ceiling lights, double airing cupboard and vinyl flooring.

OUTSIDE

Outside, the property features a charming front paved courtyard garden, perfect for enjoying a morning coffee or a quiet evening. The rear garden comes complete with a shed and gravelled parking space for one vehicle.

LOCATION

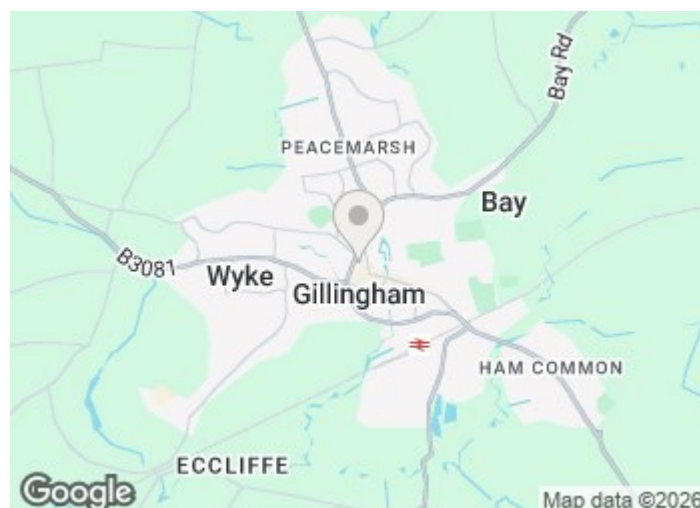
Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets including a Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

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.



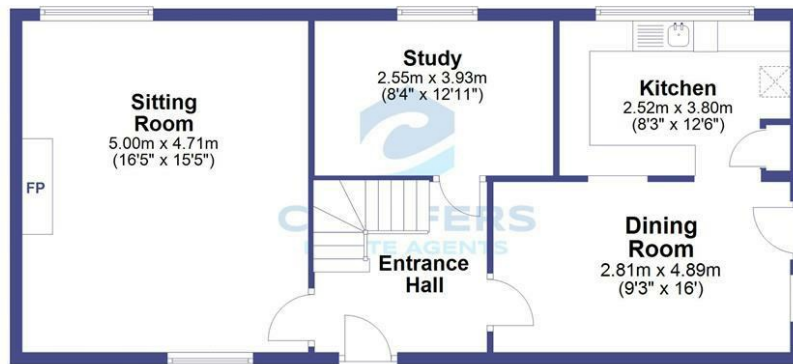
Directions

From our Gillingham Office proceed down the High Street. On passing the Red Lion pub on your left hand side, turn left onto the square heading towards St. Mary's Church. Just past the entrance to the church, turn right heading onto St. Mary's Place. Go past the car park on the left hand side and after a very short distance, Laurel Cottage can be found on your right hand side.



Floor Plan

Ground Floor



First Floor



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 firm's 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	