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Fern Brook Lane

Gillingham SP8 4FL

A beautifully presented and substantial five-bedroom detached townhouse, offering exceptionally spacious and versatile accommodation arranged over three floors. Finished to an immaculate decorative standard throughout, this impressive home provides a superb combination of generous family living, flexible entertaining space and excellent practical features, all within easy reach of local shops, garden centre, schools, town centre and mainline railway station. EPC Band:- C



Offers over £475,000 Freehold







The Property

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The location is equally appealing, offering the convenience of everyday amenities while remaining within comfortable walking distance of the heart of the town. Local shops, a petrol station and garden centre are all within easy reach, while the town centre is approximately a 10-minute walk away. The mainline railway station is also around a 10-minute walk from the property, making this an excellent option for commuters and those requiring convenient rail connections.

Accommodation

Hallway: Spacious entrance hall with porcelain tiled flooring, stairs to the first floor and door to:-

Reception room: (3.60m x 2.60m) Double glazed window to front aspect and double doors opening onto:-

Dining Room: (3.70m x 3.60m) A good sized room with double glazed window to the rear garden and an opening to:-

Entertainment room: (4.5m x 3.22m) A beautiful light and airy room with double glazed French doors opening onto the garden.

Kitchen/Breakfast Room: (4.30m x 3.10m) A double aspect, beautiful well equipped kitchen fitted with an extensive range of modern white floor and wall units with polished granite worktops including a built in gas hob with extractor above, built in double electric oven and grill, integrated fridge/freezer, dishwasher, integrated pull out food larder, breakfast bar with wine rack, spotlights and an opening to:-

Utlity Room: Fitted with matching floor and wall cupboards, polished granite worktops including space and plumbing for washing machine, Viessmann combination boiler, boiler cupboard housing the water cylinder, door to a downstairs cloakroom and door to a lean-to.

First Floor

Landing which has doors to:-

Sitting Room: (6.50m x 3.60m) A beautiful triple aspect, well proportioned, light and airy room featuring an attractive 'Minster' stone fireplace with a raised hearth and mantle which houses a gas fire.

Bedroom 1: (4.60m x 3.40m) A double aspect light and airy room with an opening to:-

Dressing Area: Built in twin wardrobes with hanging rails and shelf space.

En-Suite Shower Room: Fitted with a white modern suite comprising a fully tiled double width shower with screen, pedestal wash hand basin, low level W.C. medicine cupboard, spotlights and UPVC obscure double glazed window.

The landing on the second floor provides access to an insulated loft space and doors to:-

Bedroom 2: (3.6m x 3.4m) A generous sized room with double glazed window to front, built in double wardrobe and door to:-

En-Suite Shower Room: Shower cubicle, low level W.C, pedestal wash hand basin, double glazed window, extractor fan and vinyl flooring.

Bedroom 3: (3.2m x 2.7m) Double glazed window to front aspect and built in wardrobe.

Bedroom 4: (2.5m x 2.7m) A spacious double bedroom with double glazed window, built in wardrobe with hanging rail and shelf.

Bedroom 5: (2.29m x 1.8m) A single bedroom with double glazed window to front aspect.

Family Bathroom: A fully tiled bathroom fitted with a modern white suite comprising panelled bath with shower above including screen, low level W.C., pedestal wash hand basin, extractor fan and obscure double glazed window.

Outside
Externally, the property continues to impress. An attractive enclosed rear garden provides a private and secure setting for outdoor dining, entertaining and family life. To the front, a secure driveway provides ample off-road parking for several vehicles, a particularly valuable feature for a home of this size. This is complemented by a double garage, providing further secure parking, storage or potential space for hobbies and practical family use.
Double wooden gates open onto:-
Tarmacadam driveway which provides ample parking for several vehicles and leads to a double garage with twin up and over doors, light and power.
A fully enclosed fenced garden which is predominantly laid to lawn (astro turf) with neat borders containing a variety of well established flowers, shrubs and trees. There is an outside tap, water butt, lights and an area to store bins etc...

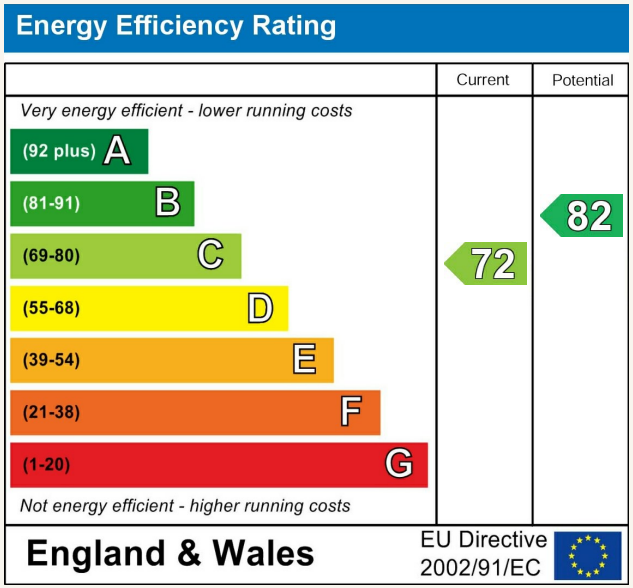
Location
What Three Words: ///triangles.motel.skewing
Set in the heart of North Dorset's beautiful Blackmore Vale, Gillingham is a historic market town with Saxon origins and royal connections, once home to King John's hunting lodge. Today, Gillingham offers a warm and welcoming community, blending traditional character with modern living. The town provides a good range of supermarkets, independent shops and well-regarded local schools, with respected independent schools also within easy reach. Residents benefit from excellent local amenities including healthcare services, sports clubs, a library and a modern leisure centre. Gillingham is well connected, with direct rail services to London and Exeter, while the nearby A30 and A303 provide convenient road links. Surrounded by countryside yet close to everyday amenities, this location offers a peaceful setting within walking distance of the town centre and all that Gillingham has to offer.

Additional Information
Services : Mains Water, Gas, Electricity and Drainage. Council Authority : Dorset District Council Council Tax Band : F 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. Agent's Notes : Fitted carpets as seen are included in the sale. All measurements are approximate. Prospective buyers or tenants must satisfy themselves as to the accuracy of the information. Some details and images may have been prepared or enhanced using AI. Energy Performance Certificate : Rated C

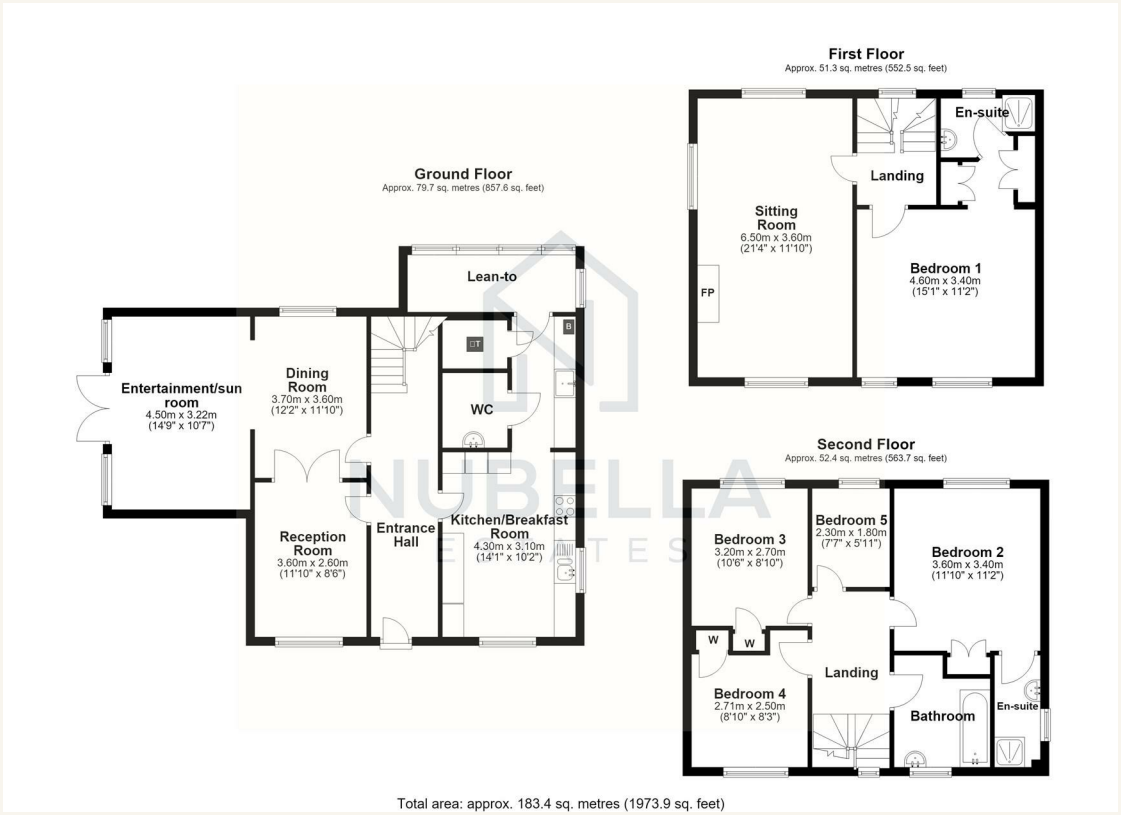








Local Authority
Council Tax Band **F**
EPC Rating **C**



Total area: approx. 183.4 sq. metres (1973.9 sq. feet)







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.