



HAMBLETON  
ESTATE AGENTS

WYKEMERE  
GILLINGHAM  
SP8 4NX



£372,000

# Wykemere, Wavering Lane East, Gillingham, SP8 4NX

A wonderful opportunity to purchase an attractive three bedroom chalet bungalow set within a large garden, complete with an insulated timber cabin, perfect for home working or leisure.

From the spacious entrance hall, a door opens to a light and airy living room featuring a wood burning stove as its centrepiece. The ground floor offers the benefit of two double bedrooms with the second bedroom having French doors opening directly to the rear garden. The dining room leads conveniently into the kitchen, which in turn connects to a rear hallway/utility room. This space includes a staircase giving access to the first floor. Completing the ground floor accommodation is convenience of a family bathroom.

Moving upstairs, there is a shower room and double bedroom with eves storage and a dormer window enjoying a pleasant outlook over the garden.

**LOCATION:** Gillingham town lies just south of the A303 and offers a range of day to day facilities including Waitrose, Asda and Lidl supermarkets, pharmacy, post office, doctors' surgery, public houses and cafes. Gillingham enjoys a mainline railway station serving London Waterloo (2 Hours) and is located just 4 miles from the A303 giving access to the South West and London via the M3, whilst the A350 provides access to the coast. The area provides a number of highly regarded state and private, primary and secondary schools and numerous recreational and sporting opportunities including, golf, horse riding, gyms and sports centres nearby

## ACCOMMODATION

### GROUND FLOOR

Double glazed front door to:

**ENTRANCE HALL:** A spacious hallway with radiator and laminate wood flooring.

**LIVING ROOM:** 12'11" x 11'10" A light and airy room featuring a wood burning stove with slate hearth, radiator and double glazed window to front aspect.

**DINING ROOM:** 10'11" x 10' Radiator, Double glazed window to front aspect, alcove with fitted shelving and fireplace with slate hearth and timber mantle.

**KITCHEN:** 9'11" max x 8' Inset single drainer stainless steel sink unit with cupboard below, further range of drawers and base units with work surface over, electric cooker point, dual aspect windows to front and side aspects, downlighters and opening to:

**REAR HALLWAY/UTILITY ROOM:** Radiator, wall mounted gas boiler, space for washing machine and tumble dryer, double glazed window overlooking the rear garden, space for tall fridge freezer, door to driveway and stairs to 1st floor.

**BEDROOM 1:** 12' (maximum) x 10'10" Radiator, fitted wardrobes and double glazed window enjoying an outlook over the rear garden.

**BEDROOM 2:** 10'5" x 9'2" Radiator, laminate wood flooring and double glazed French doors opening to the rear garden.

**BATHROOM:** Panelled bath, close coupled WC, pedestal wash basin, radiator, double glazed window and tiled to splash prone areas.

From the utility/rear hallway stair to first floor.

### FIRST FLOOR

**LANDING:** Doors to shower room and bedroom three.

**BEDROOM 3:** 10'7" x 9'8" Window to rear aspect with views over the rear garden, eves storage cupboards, smooth plastered ceiling and radiator.

**SHOWER ROOM:** Tiled shower cubicle, close coupled WC, wash basin with tiled splashback, smooth plastered ceiling and window to rear aspect.

### OUTSIDE

The property is approached from the lane onto a long driveway with plenty of parking for several. There is additional space to the side of the garage for further parking ideal for a caravan/boat. The front garden is laid to lawn with a central path to the front door. Immediately to the rear there is a generously sized paved patio ideal for al fresco dining and entertaining. The remainder of the garden is mainly laid to lawn with some raised planters, fruit trees, greenhouse and timber cabin.

**GARAGE:** 19' x 11'3" Up and over door, light and power.

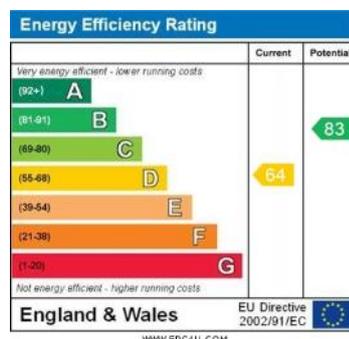
**TIMBER CABIN:** 16'6" x 12'10" Insulated providing a ideal space for homeworking or studio. Light, power and connectivity for Wi-Fi.

**SERVICES:** Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

**COUNCIL TAX BAND:** D

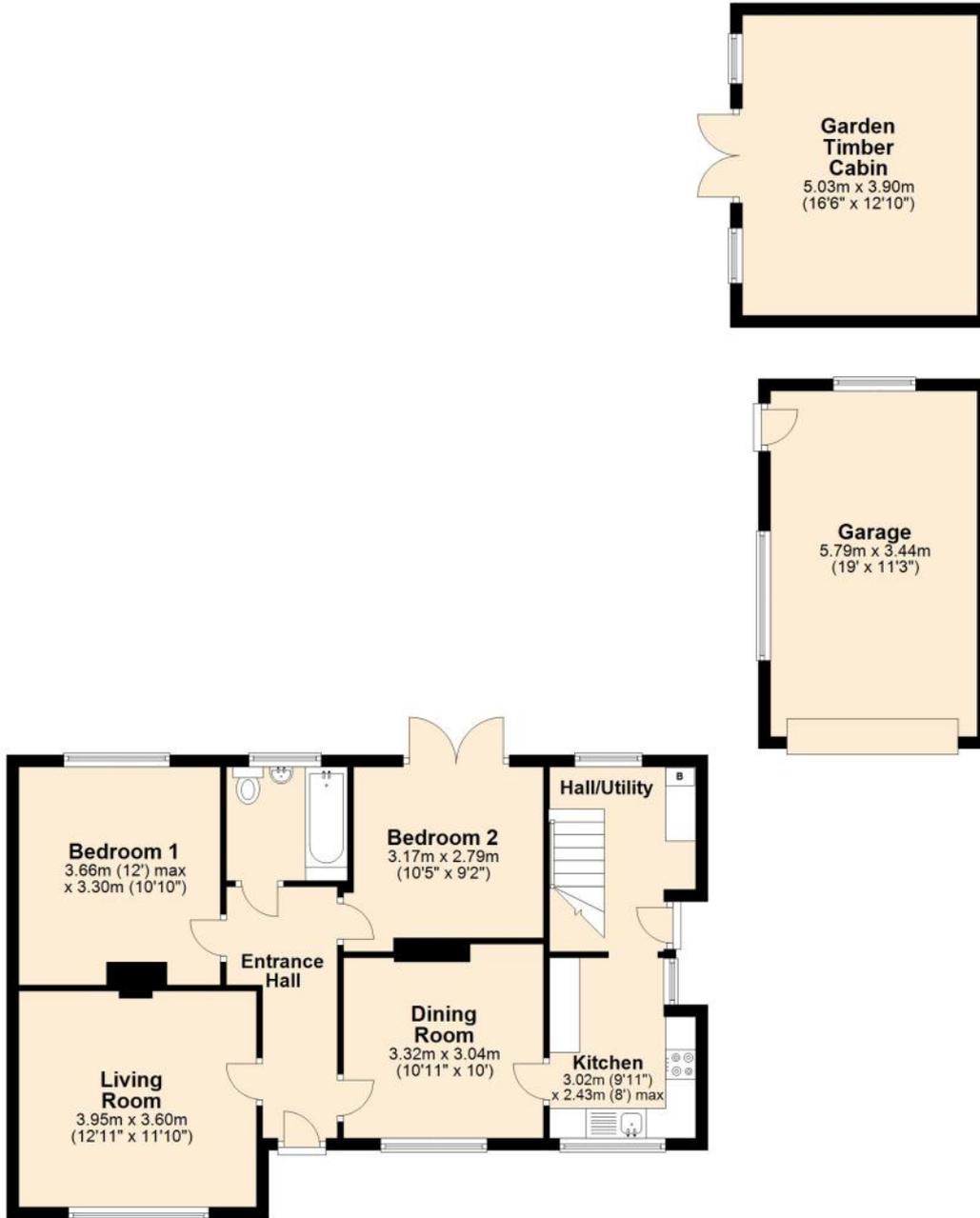
**TENURE:** Freehold

**VIEWING:** Strictly by appointment through the agents.



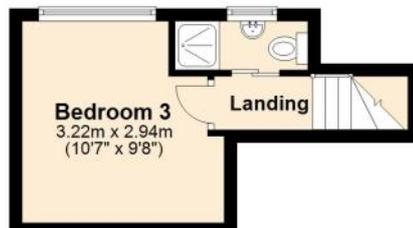
### Ground Floor

Approx. 73.4 sq. metres (790.0 sq. feet)



### First Floor

Approx. 14.0 sq. metres (150.2 sq. feet)



Total area: approx. 87.3 sq. metres (940.2 sq. feet)



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**Important Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or mis-statement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

