

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



ELMCROFT, BAY ROAD, GILLINGHAM SP8 4EW



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BAY ROAD, GILLINGHAM SP8 4EW**

A substantial contemporary family home, in an excellent location with fabulous views and easy access into Gillingham town centre.

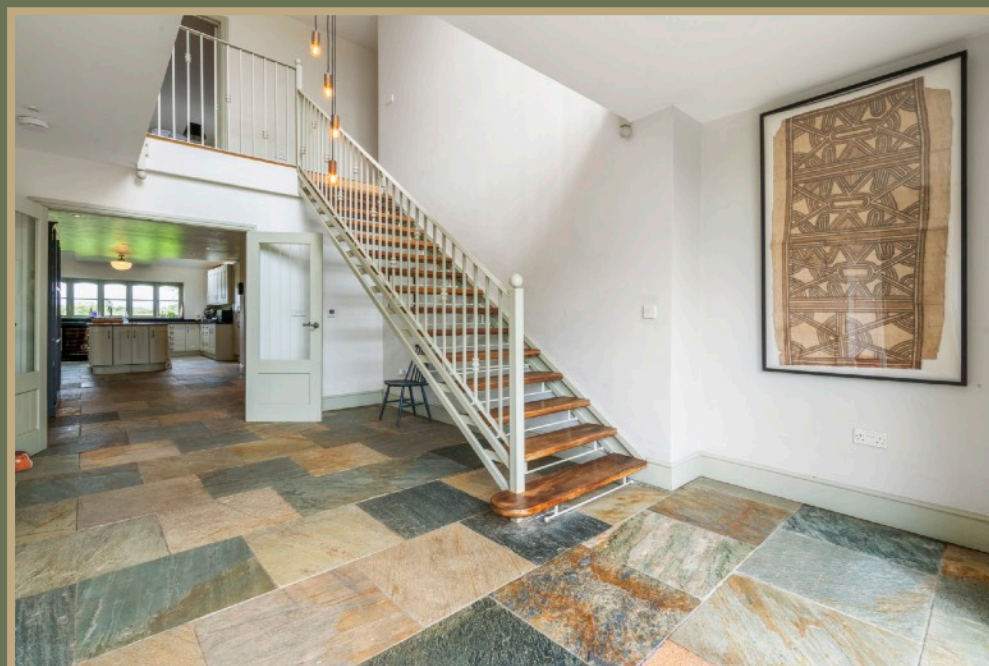
The property has stylish and elegant interiors with accommodation including a reception hall, dining and living room, kitchen breakfast room, office, a fully self-contained ground floor annexe, utility, five double bedrooms, and three bath/shower rooms.

There are beautifully tended gardens to the front and rear, ample parking and a garage.

Offers are invited in the region of £980,000

About the area

The property is situated on the north eastern side of Gillingham in an extremely convenient yet quiet semi-rural location but with close access to all amenities. Gillingham benefits from a mainline railway which serves London Waterloo and the South west. Other communication links include the A303 a few miles to the North. The town centre of Gillingham provides shops and services for most everyday needs with a variety of supermarkets including Waitrose. There is an excellent choice of both state and independent schools which include Gillingham Comprehensive, Port Regis, Sexey's, Hazlegrove, and Clayesmore. This part of North Dorset enjoys wonderful scenery and picturesque villages with many miles of public footpaths and bridleways from which to enjoy the beautiful countryside. It is also ideal for a variety of other rural pursuits such as cycling fishing and golf, with racing at Bath, Salisbury and Wincanton. There are several excellent pubs and restaurants in the vicinity as well as popular family attractions such as Longleat, Old Wardour Castle, Stourhead and many more.





Accommodation

Elmcroft is an expansive family home with accommodation extending to over 3,800 sq. ft. in the main house. In addition there is a shepherds hut style holiday let run from the premises which, together with the integral annexe provide an excellent vehicle for income generation. The house itself is finished off to a high standard and enjoys a super position, set back from the lane enjoying great tranquility and privacy considering the close proximity to the town centre.

The property was formerly a 1970s bungalow which was subsequently extended and transformed in 2013 into the large home we see today. It has impressive part-rendered part-clad elevations under a slate tiled roof. A prominent south-easterly facing gable with full-height glasswork houses the glazed front door which enters the reception hall. Off the hall there is a drinks cupboard, a coat cupboard, and the elegant staircase rising to the galleried first floor landing.

Slate tiled flooring spans throughout the hall and into the kitchen breakfast room which connects into the living and dining areas in a sociable open-plan style. The kitchen itself has a large central island with wooden work surface and granite worktops atop the wall units. There are integral full-height fridge and freezer units, as well as a gas range cooker, a wine cooler, sink with mixer tap and wash hand basin set into the island. Above the kitchen there are two large velux roof lights allowing light to flood the room and above the kitchen sink there is a superb outlook, over the garden to the fields at the rear. Off the kitchen there is a utility room with an adjoining w.c. A side door leads from the kitchen to the garden.

The kitchen flows freely in an open-plan style into the living and dining areas which wrap around a dual view multi-fuel stove in the heart of the room. By the dining area there is a set of bi-folding doors which open directly out to a sunny seating terrace at the rear; ideal for bringing the outside in during the summer months.

On the ground floor there is an entirely self-contained annexe which would be ideal for guests, holiday letting or indeed an independent relative. There is a fully fitted kitchen breakfast room with cooking and washing facilities, plus access out to a private garden area. In addition there is a sitting room, a double bedroom and a well-appointed bathroom with a bath, overhead shower, basin and w.c. A small doorway opens from the fourth bedroom to an area above the garage which makes for a fun and novel first floor playroom, or indeed storage space.





From the hall, the bespoke staircase rises to a large galleried landing with a reading area looking out through the apex of the full-height glazed gable. On the first floor there are five double bedrooms and three further bathrooms. The master bedroom is of impressive proportions and enjoys a terraced balcony with fabulous views, built-in wardrobe space and a contemporary en-suite shower room. All four of the other bedrooms have built-in wardrobes and two of which share a Jack-and-Jill shower room with the other two rooms serviced by the family bathroom which has a roll top bath, stylish tiling, a dual basin vanity unit and a w.c.

Outside

From the lane, a gated driveway leads into a substantial gravel parking area in front of the garage. The garage has barn style doors and an adjoining bike store. There is an expansive front garden which is laid to lawn and surrounded by thick mixed hedgerows offering excellent privacy. Immediately in front of the main entrance there is a patio area which enjoys a sunny southerly aspect.

To the rear of the property there is a further lawned garden which is interspersed with mature trees including a silver birch and beech tree. A post and rail fence forms the northern perimeter, beyond which there is pretty meadowland.

Immediately outside the dining area, the bi-folding doors open to a recently upgraded seating terrace which has been fully fitted with an external kitchen with a sink, BBQ area and plenty of room for a large table and chairs.

The owners have also added further income potential by adding a stylish shepherds hut which has been most successful on AirBNB. It has been designated its own garden area, and internally there is a sleeping area, a kitchenette and beautifully presented a shower room.

Services

Mains gas, water, drainage and electricity.

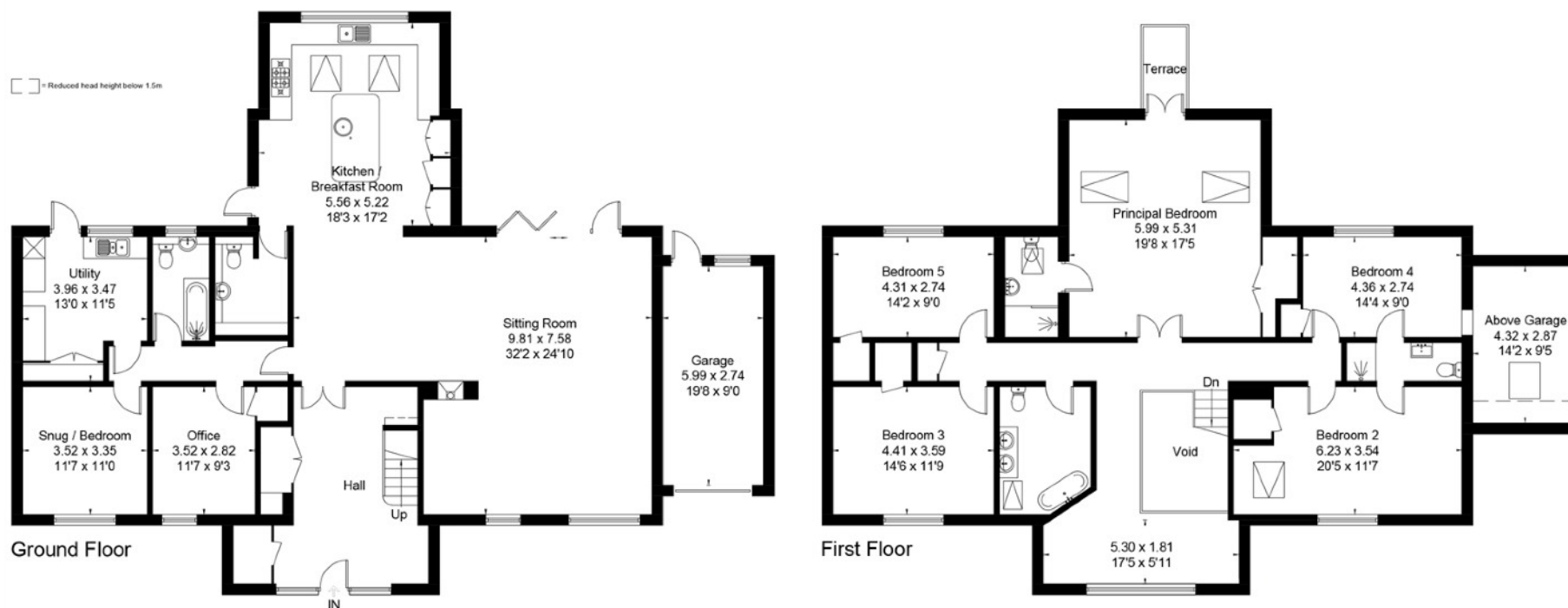
Tenure: Freehold.

Energy Performance Rating: C

Council Tax Band for Main House: G



Approximate Area = 320.5 sq m / 3450 sq ft (Excluding Void)
 Garage = 28.8 sq m / 310 sq ft
 Total = 349.3 sq m / 3760 sq ft
 Including Limited Use Area (3.6 sq m / 39 sq ft)



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.