KingsLand
Property & Land Agents

Oake Woods, Gillingham, Dorset, SP8

Offers in Excess of: £250,000

Freehold

Oake Woods
Gillingham, Dorset, SP8

4 | 2 | 1 | 1,194 sq ft

Spacious Terraced Townhouse

Principal Bedroom With Ensuite

Pleasant Position Overlooking The River Stour

Private Patio Terrace and Communal Green Space

Single Garage, Driveway Parking and EV Charging

Offers in Excess of: £250,000
Freehold

ABOUT THE PROPERTY

An excellent opportunity to acquire this spacious four bedroom, three-storey terraced town house, offering versatile accommodation ideally suited to modern family living and with excellent potential for multi-generational use. The property enjoys a pleasant position, with open views across adjoining fields and the River Stour to the rear, while a patio terrace provides a low-maintenance outdoor space from which to enjoy the outlook. Conveniently positioned within a short walk of Gillingham railway station, the property is well placed for commuters while retaining a peaceful setting. Further benefits include a single garage, driveway parking for two vehicles, an EV charger and a newly installed combi-boiler with the remainder of a ten year warranty.

GROUND FLOOR

The front door opens into an entrance hall with inset coir matting, leading through to the ground floor accommodation. There is a useful cloakroom fitted with WC and basin, together with internal access to the garage. The garage incorporates a practical utility area to the rear, with worktop and space for appliances. The fourth bedroom is currently arranged as a sitting room and offers excellent flexibility depending on requirements. This generous double bedroom features wood-effect laminate flooring, a built-in double wardrobe and an airing cupboard. A rear-facing window and glazed patio doors overlook the adjoining fields and River Stour, with the doors opening onto a private patio terrace.

The terrace provides an attractive and low-maintenance outdoor space, with ample room for a table and chairs. The area is enclosed by attractive iron fencing with a gate providing access to the communal areas beyond.

FIRST FLOOR

The first-floor landing leads to the principal living accommodation. The spacious L-shaped living room benefits from wood-effect laminate flooring, a rear-facing window and glazed double doors opening to the Juliet balcony, allowing plenty of natural light into the room. The kitchen/dining room is a generous and sociable space, fitted with Shaker style cabinetry, a 1 ½ bowl sink with drainer and an oven with four-ring gas hob and extractor above. There is space for a dishwasher and fridge/freezer, with the existing fridge/freezer potentially available by separate negotiation, while two front-facing windows provide plenty of natural light. The remaining space allows for a good-sized dining table.

SECOND FLOOR

The second floor provides three further bedrooms and the family bathroom. The principal bedroom is a generous double room with two rear-facing windows and benefits from an ensuite shower room comprising shower, WC and basin. Bedroom two is a further double room positioned to the front of the home and benefits from a built-in wardrobe, while bedroom three is a well-proportioned single room, also enjoying a front-facing aspect. The family bathroom comprises a bath with shower over, WC and basin.

OUTSIDE

Approaching the property, driveway parking is available directly in front of the garage, together with an additional gravelled area providing parking for two vehicles overall, with an EV charging point conveniently installed. To the rear, the private patio terrace provides a low-maintenance outdoor seating and dining area, with communal lawns beyond. This arrangement offers the enjoyment of attractive green space, making it an ideal choice for those seeking outdoor space without the upkeep of a private garden.

LOCATION

Gillingham is a thriving North Dorset town offering an excellent range of local amenities including several supermarkets, independent shops, cafés, a post office, doctors' surgeries, and both primary and secondary schools. The town is well connected, with its mainline railway station providing regular services to London Waterloo and Exeter, making it ideal for commuters. Surrounded by the beautiful Dorset countryside, Gillingham also provides easy access to scenic walking routes and nearby historic towns such as Shaftesbury, Sherborne, and Bruton. The A303 is within close reach, linking to the M3 and providing convenient road access to the Southwest and beyond. Gillingham combines the charm of rural living with all the convenience of a well-served modern town.

Management Company: Meadfleet Limited.

Management Charge: approx. £280 per annum.

What3Words///pays.record.sparrows

ADDITIONAL INFORMATION

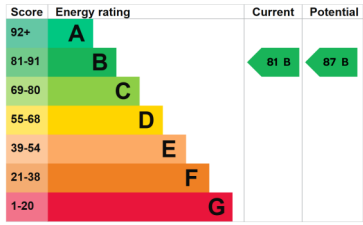
Tenure: Freehold
Council Tax Band: C
Local Authority: Dorset

Services: Gas Central Heating, Mains Water, Mains Drainage, EV Charging Point, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

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.

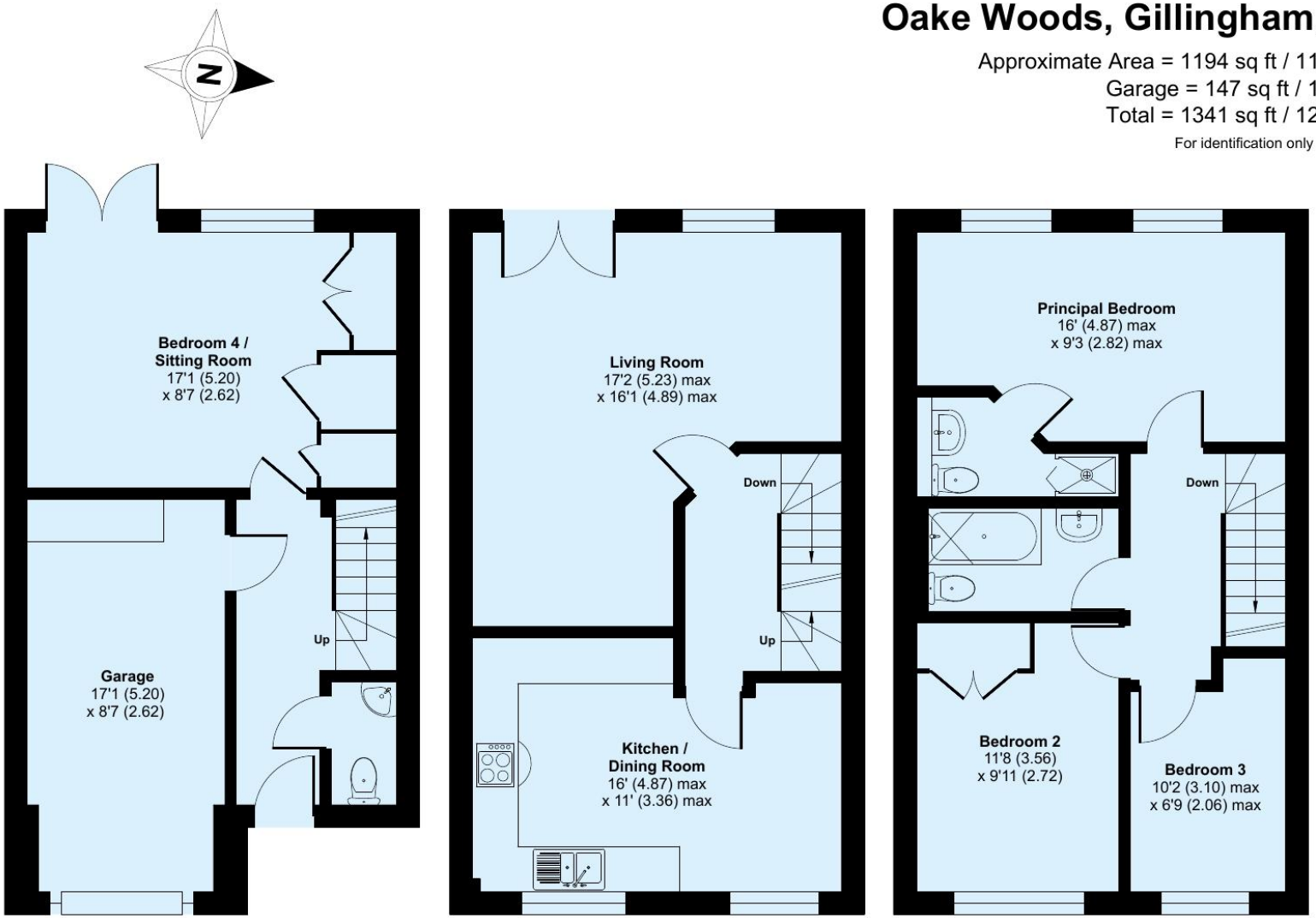


VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email:
sales@kingslandproperty.com

Oake Woods, Gillingham, SP8

Approximate Area = 1194 sq ft / 110.9 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1341 sq ft / 124.5 sq m
For identification only - Not to scale



GROUND FLOOR FIRST FLOOR SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1513881

Tel: 01963 34455
Email: sales@kingslandproperty.com
Web: www.kingslandproperty.com

KingsLand
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton, Somerset, BA9 9RZ
Tel: 01963 34455
Email: sales@kingslandproperty.com

Hopkins Developments Ltd.
Company Number: 09747763
Registered Office: The Tythings Commercial Centre, Southgate Road, Wincanton, Somerset, BA9 9RZ.
Registered in England.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.