



Portland Cottages, Queen Street, Gillingham

Asking Price: £315,000

Portland Cottages, Queen Street, Gillingham, Dorset, SP8 4EA

- Over 1300sq ft of Accommodation Over Three Floors
- Fantastic Town Centre Location
- Modern Fitted Kitchen & Bathroom
- Beautiful Gardens
- Solar Panels
- EPC: D

LOCATION

The North Dorset town of Gillingham enjoys a wide range of facilities including Waitrose & Asda superstores, doctors, dentists, pharmacies, local shops and boutiques as well as the train station. Gillingham School is a highly sought after mixed comprehensive and there are some of the county's most prestigious private schools nearby including Port Regis, St Mary's, Sandroyd, Clayesmore and St Mary's Primary.

The communication links are also excellent, with the A303 to the north of the town and a mainline railway station providing services to London Waterloo (2 hours) and the south west.

THE PROPERTY

A stunning house located within the centre of Gillingham offering a fantastic amount of flexible accommodation that once formed an 17th Century Chapel.

With accommodation split over three storeys, this versatile home offers a welcoming blend of characterful features alongside modern practicality. With tall ceilings throughout, the ground floor comprises a dual aspect sitting room with French Doors leading to the garden, a kitchen breakfast room and useful annexe accessed via a covered walkway.

The first-floor consists of two double bedrooms and recently updated family bathroom whilst the second floor hosts the final double bedroom.



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OUTSIDE

The rear garden is a truly wonderful outside and packed full of vibrant colourful planting, mature shrubbery and productive soft fruit trees.

An established lawn is present as well as a bricked patio area that offers a fantastic space for entertaining and dining alfresco. The garden is enclosed by stone walling and panel fencing and enjoys a sunny outlook.

In addition, there is a cellar area and brick shed positioned at the far end of the garden.

SERVICES

All mains services are connected.
Solar Panels have also recently been installed to the home.

TENURE

Freehold.

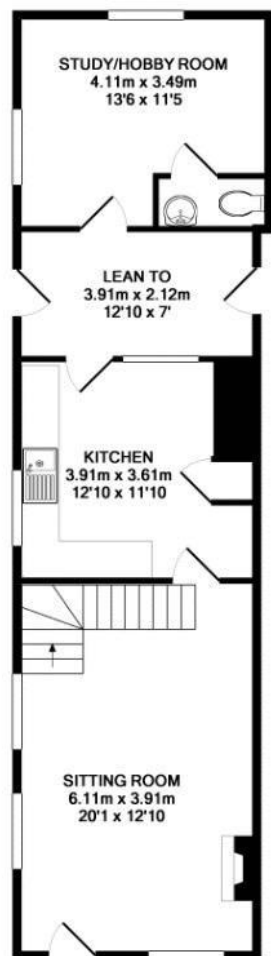
LOCAL AUTHORITY

Dorset Council, Band B.

VIEWINGS

Strictly by appointment only with Boatwrights Estate Agents.
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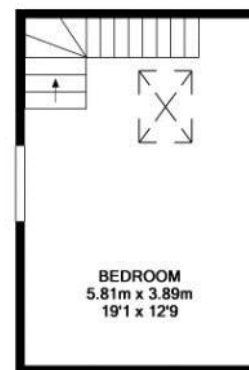




GROUND FLOOR
APPROX. FLOOR
AREA 59.5 SQ.M.
(641 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.1 SQ.M.
(443 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 22.6 SQ.M.
(243 SQ.FT.)

TOTAL APPROX. FLOOR AREA 123.3 SQ.M. (1327 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations.
All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.
07 April 2025