



Colesbrook, Gillingham

Offers In Excess Of £825,000

Colesbrook, Gillingham, Dorset, SP8 4HH

- Bespoke Built Four Bedroom Home
- Impressive Oak Frame Structure & Detail Throughout
- Wonderful Open Plan Living Space With An Additional Family Room
- Four Bedrooms & Four Bathrooms
- Car Barn With Additional Workshop & Log Store
- Beautifully Tended Gardens
- EPC: B

LOCATION

Colesbrook is a pretty rural hamlet located on the northern edge of the North Dorset town of Gillingham that offers the amenities of a major town, while retaining all the charm of rural Dorset. Located a short walk from the Colesbrook is Peacemarsh that provides a surgery, dental practice and pharmacy as well as a highly regarded nursery. A wider range of facilities, including Waitrose & Asda superstores, are located in the town of Gillingham along with a selection of local shops, boutiques and a well-connected railway station. Gillingham School is a highly sought after mixed comprehensive and there are several independent schools nearby including Port Regis, Sandroyd and Clayesmore. The communication links are excellent: the A303 runs north of the town and a mainline railway station provides services to London Waterloo (2 hours) and the south west.

THE PROPERTY

Situated within a secluded plot, this striking four-bedroom home has been built to the highest of standards and offers a wealth of flexible accommodation over two floors whilst maximising space, natural light and views of the garden throughout.

Mannings Cottage was constructed in 2015 and consists of an attractive Cedar clad set against local stone whilst internally the accommodation is free flowing but centred around a most impressive open plan kitchen, dining and living room that forms the heartbeat of the home.



The breathtaking centrepiece provides ample room for a formal dining table ideal for family or entertaining occasions whereas the sitting room creates a relaxed space with floor to ceiling windows and French Doors allowing for plentiful natural light. Beautifully crafted oak frames provide style and detail to the room along with the solid oak flooring throughout the home.

The kitchen takes benefit from an array of built in appliances whereas a further utility room provides laundry and drying solutions. Further complimenting the kitchen is a useful breakfast bar and attractive glass dresser whilst also located on the ground floor is a second reception room currently utilised as a family room that takes in wonderful views across the garden with a log burner offering warmth to the space.

In addition, there is a useful study that if desired can formulate a downstairs bedroom with access directly into an already established ground floor shower room. Accessed via an elegantly crafted oak staircase is the first floor that boasts three impressively sized double bedrooms, all with access to ensuite shower rooms that have been handsomely tiled in finish.





OUTSIDE

Set within 0.3 acres, the grounds to Mannings Cottage have been wonderfully tendered over the years to create a versatile space to be enjoyed by all.

A private, gravelled driveway of nearly 230ft leads to the home whereby there is ample parking available, including the use of a car barn, whereas a selection of seating areas and additional patio space allow for outdoor bistro sets.

Established hedgerows line the garden with a well-kept lawn occupying the remaining areas.

SERVICES

The property is warmed via an air source heat pump with under floor heating throughout the ground floor.
The home is serviced via a private drainage system.

TENURE

Freehold.

COUNCIL TAX

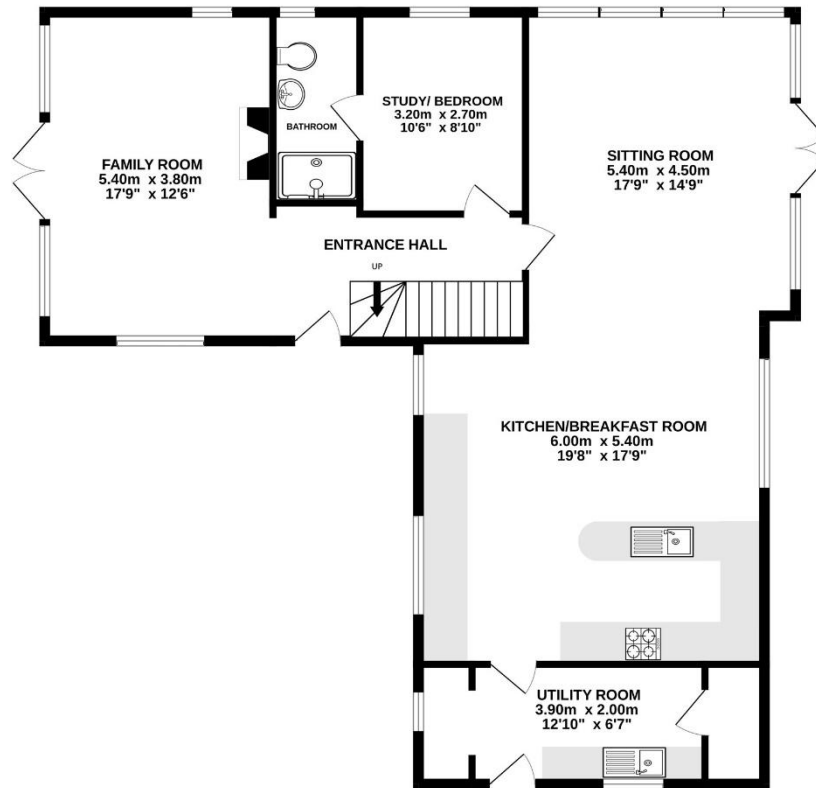
Dorset Council Tax Band F.

VIEWINGS

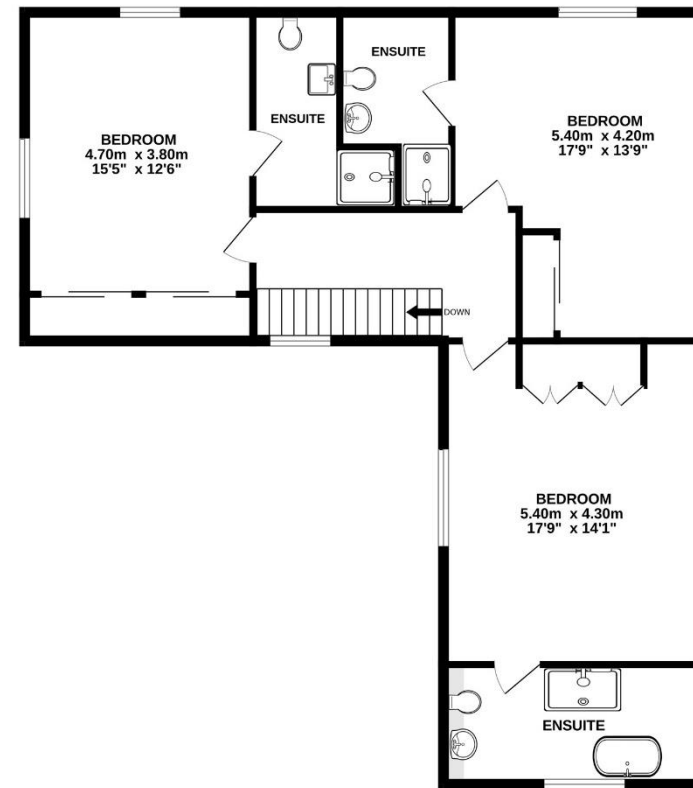
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 217.0 sq.m. (2336 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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