



Ramleh, Wyke Road, Gillingham, Dorset

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**STRUTT
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Ramleh, Wyke Road, Gillingham, Dorset SP8 4NQ

A spacious Edwardian residence with outbuildings and office accommodation set in tranquil grounds with seclusion and development potential

Gillingham railway station 0.6 miles (Salisbury 24 mins, London Waterloo 2hrs 2 mins), A303 4 miles, Shaftesbury 5.7 miles, Warminster 14.3 miles, Salisbury 26 miles

Entrance porch | Reception hall | Drawing room
Family room | Study | Kitchen/dining room
Utility | 2 Cloakrooms | 2 x Offices/bedroom 6
Principal bedroom with en suite shower room
4 Further bedrooms | Family bathroom | Shower room | Double garage | Garden room | Store
Garden In all about 1 acre | EPC rating C

The property

With its characterful, well-proportioned and versatile accommodation, Ramleh offers a charming and unique home. On entering the property, the rich-hues of parquet flooring and the stunning oak staircase in the reception hall give a sense of the craftsmanship of the era, with the parquetry extending into the adjoining reception rooms. Two bay window recesses and French doors ensure the elegant drawing room is connected to the garden and filled with natural light, with seating centred around a feature fireplace and ample space for a dining zone. At the heart of the home, the kitchen/dining and linked family room provide a sociable setting with the adjoining utility room offering additional storage as well as incorporating a cloakroom facility. From here is access to the impressive, office space which could be used as a self contained annexe. On the first floor, the roomy landing gives access to the five bedrooms, with three of the rooms enjoying the advantage of bay window alcoves and the principal room benefitting from an en suite shower room, which in turn links to the family

bathroom. Featuring vintage fittings, including a claw-foot, free-standing roll-top tub, the bathroom is complemented by the adjacent stylishly-presented shower room.

Outside

Tucked away in a secluded, private location, the delightful grounds extend to the banks of the River Stour with swathes of lawn interspersed with specimen trees, evergreen hedging creating 'outdoor rooms,' orchard trees, timber framework adorned with climbing plants, a vegetable garden and a naturalist areas providing a magnet to wildlife. There is a gravelled terrace which is accessible from the drawing room and enjoys the southerly aspect. The characterful linked outbuildings feature stone and brick elevations, with arched, double doors that currently provide garaging, a garden room and a large storage room. At the front, there is a stone wall backed by mature shrubbery providing privacy and seclusion to the home with a driveway to approach the property which offers parking for several vehicles.

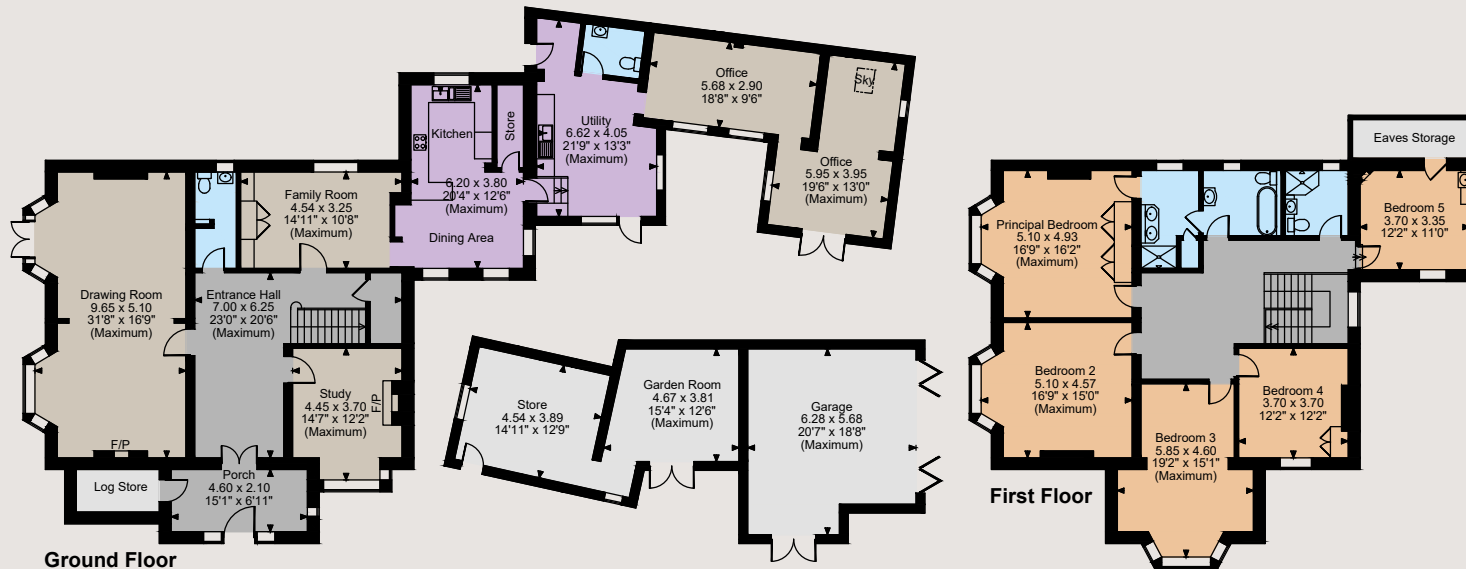
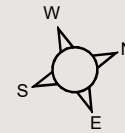
Location

The property is situated on the north-west edge of the town of Gillingham, within walking distance to amenities. Gillingham offers supermarkets, including a Waitrose store, a pharmacy, a bank, post office, medical surgery, public houses and cafés. The town's mainline railway station is also a short walk and provides services to Salisbury, Exeter and London, whilst road-users can access the A303 which links to the national motorway network, into London and the West Country. The cathedral city of Salisbury is within easy reach and provides a comprehensive range of recreational, shopping and cultural facilities including the Salisbury Playhouse theatre and a multi-screen cinema, along with further rail services offering journeys to London, Cardiff, Exeter and Bristol. Well-regarded schooling in the vicinity include Port Regis, Clayesmore, Warminster, Sherborne and Bryanston as are the grammar schools in Salisbury.





Ramleh, Wyke Road, Gillingham
 House internal area 3,928 sq ft (365 sq m)
 Garage internal area 355 sq ft (33 sq m)
 Garden Room & Store internal area 391 sq ft (36 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From the A303, take the exit at the sign-post for Wincanton and join the B3081. Follow the road for approximately 4 miles and the property will be found on the left, signposted 'Ramley'.

General

Local Authority: Dorset Council - 01305 221000

Services: Mains electricity, gas, water & drainage. Solar panels benefit from a feed-in tariff. Full fibre broadband.

Council Tax: Band G

Tenure: Freehold

Guide Price: £965,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

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