



BARNSOLE ROAD



Guide Price £475,000 Freehold

## THE PROPERTY

\*\* Guide Price £475,000 - £500,000 \*\* Charming Detached Home on Barnsole Road, Gillingham.

Welcome to this fantastic five bedroom detached home, a true gem nestled in highly sought after Upper Gillingham. Lovingly maintained by the same family for 55 years, this property beautifully blends timeless character with modern convenience, making it a perfect family home. Step inside to discover a home that offers period features, high ceilings, original cupboards and doors, and a beautiful square bay window in the lounge, which bathes the space in natural light. With three spacious reception rooms, a downstairs bathroom, and versatile accommodation throughout, this home offers endless potential and an opportunity to create the perfect family home.

Externally, the property boasts a large rear garden, a true highlight, with a generous patio, lush lawn, and a sizeable shed/workshop, perfect for storage or hobbies. The front of the property offers off-road parking, complemented by a double dropped curb, ensuring easy street parking. Side access adds convenience, enhancing the practicality of this spacious home. Situated in a highly desirable location, this property benefits from close proximity to the picturesque Gillingham Park and the vibrant Watling Street Shopping Parade, featuring a range of pubs, restaurants, cafés, and local shops. Families will appreciate the convenience of being just a stone's throw from Robert Napier School, as well as a selection of excellent grammar schools. For commuters, Gillingham Town Centre is nearby, offering a variety of shopping facilities and mainline railway links to London Victoria and high-speed services to St Pancras.

This cherished home is full of potential, offering a rare opportunity to make it your own in a prime location. Bring your creative vision to life and add your personal touch to this delightful property. Don't miss out, call the Greyfox Sales Team in Rainham today to arrange a viewing and discover all that this charming home has to offer!



BARNSOLE ROAD, GILLINGHAM, KENT, ME7 4JG



**Porch**

6' 2" x 3' 2" (1.88m x 0.97m)

**Lounge**

16' 8" x 13' 0" (5.08m x 3.96m)

**Dining Room**

10' 10" x 10' 0" (3.30m x 3.05m)

**Kitchen**

10' 8" x 10' 5" (3.25m x 3.17m)

**Third Reception**

12' 6" x 9' 3" (3.81m x 2.82m)

**Bathroom**

5' 10" x 5' 9" (1.78m x 1.75m)

**Bedroom 1**

13' 0" into wardrobe x 12' 0" into wardrobe  
(3.96m x 3.66m)

**Bedroom 2**

12' 0" x 9' 5" (3.66m x 2.87m)

**Bedroom 3**

10' 8" into wardrobe x 7' 5" into wardrobe (3.25m  
x 2.26m)

**Bedroom 4**

7' 0" x 6' 5" (2.13m x 1.96m)

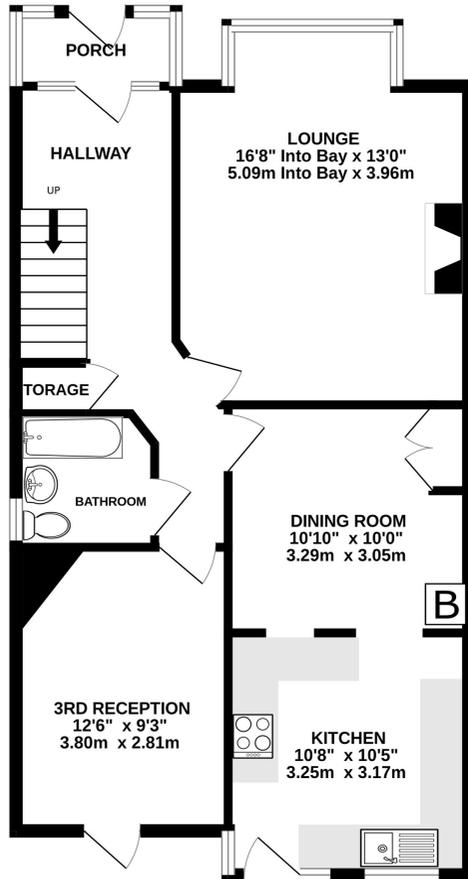
**Study/Sunroom/Bed 5**

9' 5" x 8' 6" (2.87m x 2.59m)

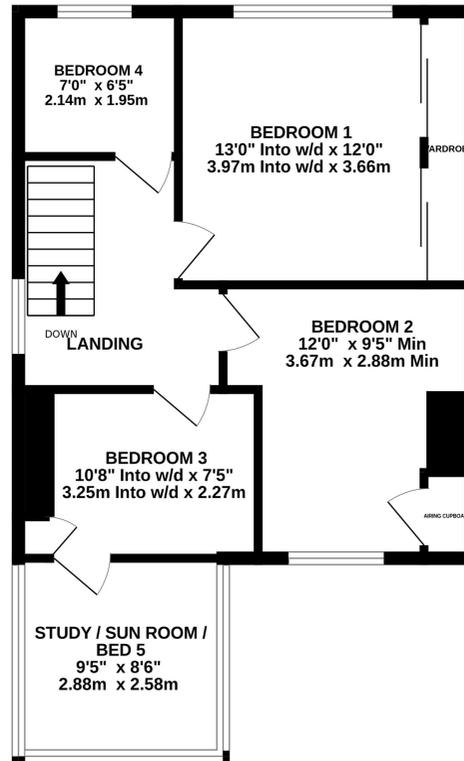


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GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) 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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## EFFICIENCY RATINGS

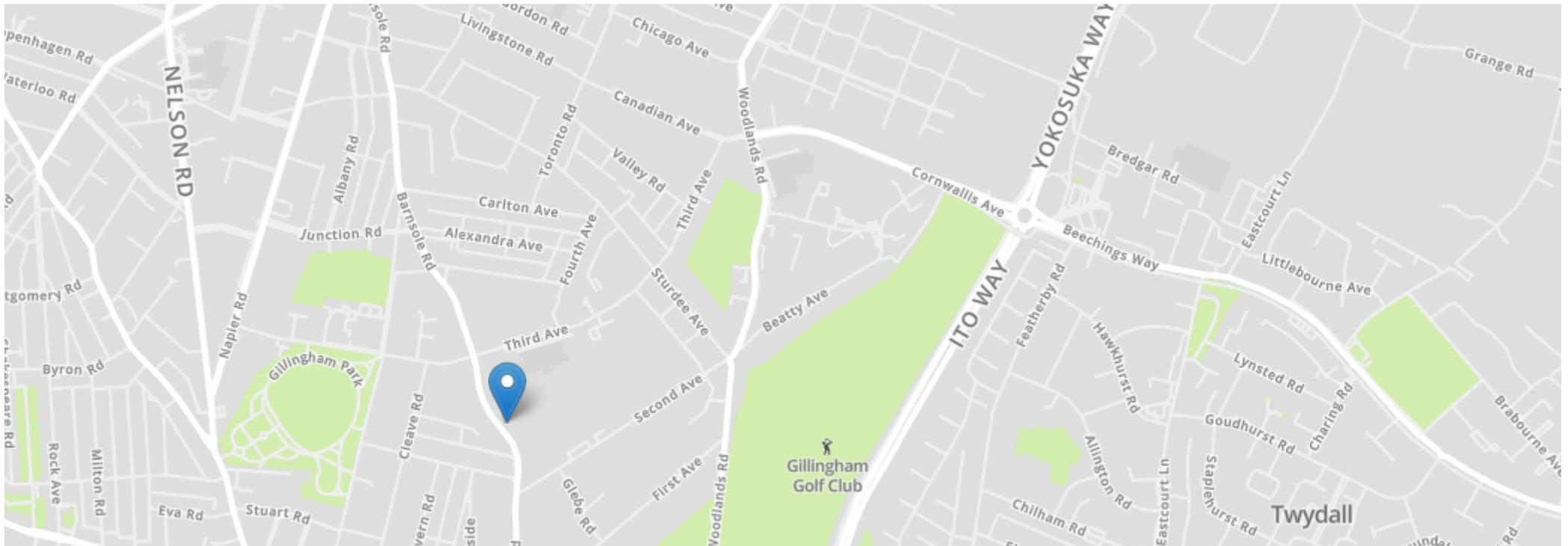
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

### Local Authority

Medway  
Band E



## SITUATION

Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre Gillingham offers a host of amenities including ice skating, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

## DIRECTIONS

From High Street, Rainham, Gillingham ME8 7HS, UK. Head northwest on High St/A2 toward Ashurst Pl. Go through 1 roundabout 1.2. At the roundabout, take the 3rd exit onto Sovereign Blvd/A2 1.7. At the roundabout, take the 2nd exit and stay on Sovereign Blvd/A2. Continue to follow A2 2.2. Turn right onto Barnsole Rd. Destination will be on the right.

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## Greyfox Prestige Rainham

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