

Oak Cottage, Cole Street Farm, Gillingham, Dorset



Oak Cottage is a three bed, end of terrace, eco barn conversion in a co-housing community in a quiet rural setting about a mile from Gillingham, Dorset which has good rail connections to London, Salisbury and Exeter. Recently completed it is in excellent decorative order and very well insulated with energy and water saving features. This is a rare chance to rent a 3 bed cottage in the Threshold Centre Community.

Ground Floor

Lounge/Kitchen/Dining Room

The combined lounge/kitchen/dining room is a well laid out sunny room with modern kitchen units and windows giving views to the fields behind and over the stream. It is approx 5m by 3.8m (16.5 by 12.5 feet) in size. There are south facing patio doors leading out onto a warm brick patio with pretty cottage garden planting around it. An individually designed oak trellis gives some privacy. A side window looks over the stream. TV, Digital radio and telephone points.



Views of the lounge facing south over the garden and west over the stream

Entrance hall

Coat hanging space, with doors leading to bedroom 2 and the lounge. Telephone point.

Bedroom 2/Study/Dining Room is a pleasant sunny room approx 3.8m by 4.7m (12.5 by 15.5 feet), with views over the “village green” and a private shower room, with shower, toilet and wash basin.

Lean-to Extension

This wood built extension provides extra space for storage, for the fridge freezer, and for muddy boots and outdoor clothes. It has a roof window making it very light and views to the stream and fields behind. It is approx 3.3m by 1.3m (11 by 4.5 feet).

Under Stairs Cupboard

Provides space for cleaning stuff and some shelves for storage

First Floor

Landing

Ceiling going right up into the roof space, with a spacious storage cupboard, ceiling clothes airer and doors to the bathroom and two bedrooms.

Bedroom 1

A large light airy room going right up into the roof space with exposed beams, generous double built in wardrobes, and windows to the side with views over the stream and fields and to the front with views over Cole Street Farm to Duncliffe Hill beyond. Telephone point. Measures approx 4.2m by 3.5m (14 by 11.5 feet).

Bedroom 3

A cosy sunny room approx 3.15m (10.5 feet) square, with window facing south giving views over Cole St Farm to Duncliffe Hill beyond. TV and digital radio point. This room leads into an attached office (or sewing or store room) measuring approx 1.8m by 2m (6ft by 6.5ft) with a large velux window making it very light and lots of shelf space.

Bathroom

This attractive room has a bath with energy saving shower over, basin with mirror and toilet, and hand made oak towel rails, toilet roll holder and soap dish. It measures approx 1.8m by 1.95m (6 by 6.5 feet).

Storage Loft – above Bedroom 3 and the Bathroom, with loft ladder and light.

Garden

To the front the small but pretty garden has been planted in cottage style, with hand-made oak trellis and hazel hurdles to give privacy, a small lawn and a brick patio. A path leads round the side

of the house, where there is an outdoor tap, to a small back garden looking onto the stream and fields beyond.

Monthly Outgoings

Rent - £650

Council Tax - £137

Service Charge - £47

Electricity, Water and Heating bills – difficult to estimate as the unit has only been occupied since Dec

The Threshold Centre

The Threshold Centre is a unique, pioneering co-housing community and sustainable education centre, which aims to demonstrate a way of life which is more green, more affordable, and more neighbourly. Cohousing, which combines small, self-contained homes with shared facilities, is a key part of this. Shared facilities include the use of the large stone farmhouse for additional visiting guests, attending shared meals, using the spacious lounge, also shared laundry. We also have a one acre community market garden where you can help grow fresh produce for the community to enjoy. There is also a car pool for shared use. As part of the community here you would enjoy the use of the shared facilities, including shared meals and social activities, and you would be expected to fulfil the same commitments as other residents. This includes: four hours per week of unpaid time to help look after the shared facilities (this work can be done weekdays, evenings or weekends to suit your other commitments); a limit of one car and one pet per household; paying your share of the running costs of shared facilities; and complying with our policies on pets, noise etc. Before taking up residence, you will need to spend up to 4 nights here, eg two weekends, so that you and the community can get to know each other. For further details of the commitments and benefits see www.threshold.org.uk.

If you are interested in taking this further or want more information contact Linda Joyce on 01747 835835 or 07973 529245 or lindajoyce333@btinternet.com.