

EASTGATE

DORCHESTER • DORSET



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Welcome to Eastgate, a superb collection of just ten 2, 3 and 4 bedroom homes within the historic county town of Dorchester. Situated in a prime position at the far end of High East Street, with the town's bustling shopping centre, vibrant market and excellent local amenities all within a few minutes' walk – and open countryside on the doorstep – Eastgate offers a rare opportunity to own a new home in the heart of Dorchester. With the convenience of secure gated access and private parking for all homes, the development combines harmonious design and traditional materials, harnessing the heritage of the location to create a unique and inspired living environment.

METIS HOMES

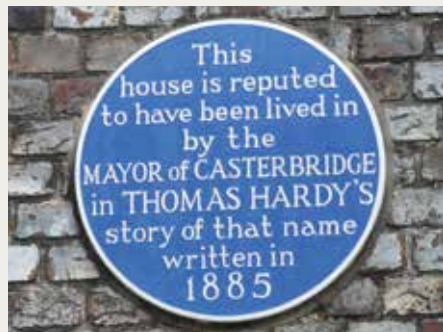
Modern Homes. Traditional Values.





A HISTORIC MARKET TOWN

With its elegant 18th century houses, broad tree-lined walks and beautiful old church spires peppering the skyline, Dorchester is beloved by tourists and locals alike. It is steeped in history, from its Iron Age roots and its prominence as Durnovaria in Roman times. It became infamous for the Bloody Assizes of 1685 and the Tolpuddle Martyrs in 1834; however, Dorchester is perhaps most celebrated as the fictional Casterbridge of Thomas Hardy's novels. Today, it is an enviable place to live, full of museums, art galleries and quirky independent boutiques. With an irresistible choice of inviting inns, quaint teashops, traditional pubs and tempting restaurants, Dorchester combines quintessential old-world English charm with the ultimate in 21st century convenience.





A VIBRANT COMMUNITY

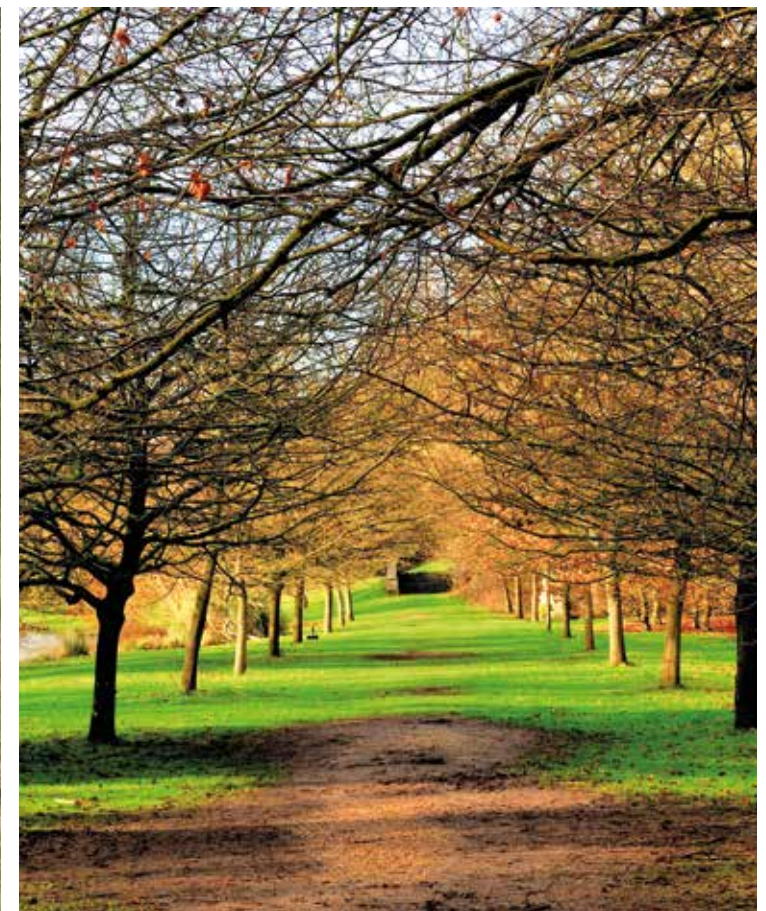
Amidst its magical mix of ancient history and hilly thoroughfares, Dorchester boasts a wide range of attractive amenities, from thriving churches, superb schools, and a first-class sports centre and swimming pool. Music, theatre and the visual arts are celebrated throughout the year (and particularly at the bi-annual Festival), while the new Brewery Square development hosts a modern cinema, open-air performance space and restaurants, among other attractions. Chic high street stores draw shoppers from miles around, with all the requisites for everyday life and more available on your doorstep. Organic and locally grown produce can be picked up at the vibrant weekly market, or you can simply visit Waitrose or Tesco, both open seven days a week.





THE BEAUTY OF DORSET

Surrounded by chocolate-box villages and lush countryside, along with sandy beaches and dramatic coastline, Dorchester is the perfect introduction to Dorset's Area of Outstanding Natural Beauty. Beyond the Maumbury Rings and Maiden Castle lies a fascinating landscape, perfect for walking, horse-riding and cycling, with golf, fishing and sailing equally popular pastimes. From the bright lights of Poole and Bournemouth to the unspoiled elegance of Lyme Regis, the world-famous Jurassic Coast makes the county a magnet for visitors, while off the beaten track, the ancient Purbeck Hills, the sweeping Blackmore Vale, the chalk downland and limestone ridges offer peace and quiet, beautiful views and a relaxing, timeless way of life.





A PERFECT SETTING

Located on the edge of Dorchester's bustling centre, Eastgate is a charming enclave of character and style. Built from high quality authentic local materials and designed in harmony with the surrounding architecture, many homes offer Juliette balconies with millstream views, some with private terraces.

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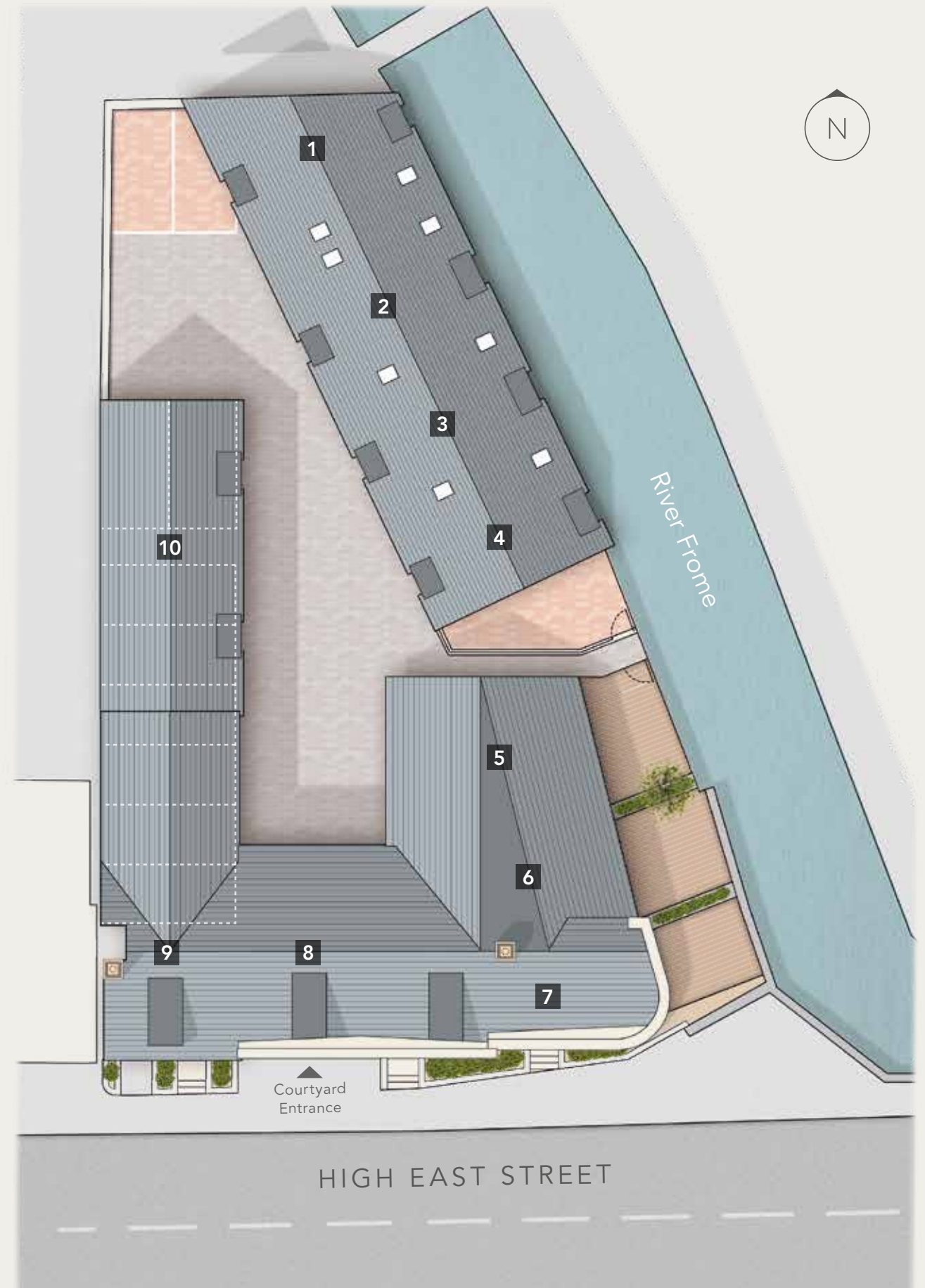
ELEGANT STYLE

Carefully considered landscaping and secure private parking can be found behind the gated entrance, providing a delightfully private space exclusively for residents. Each home is designed individually to offer spacious living areas, while the superb specification and finish throughout reinforce the overall sense of quality.



Computer generated illustration indicative only

SITE PLAN

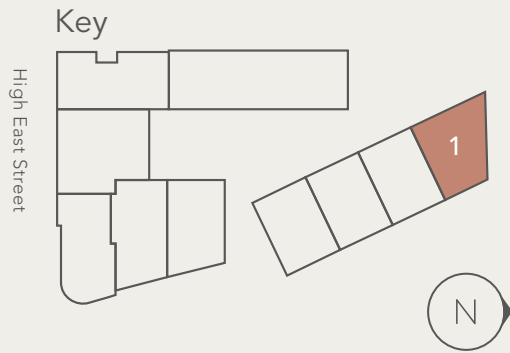


----- Indicates undercroft parking

Site plan is indicative only

WAYSIDE

PLOT 1: FOUR BEDROOM HOME



Ground Floor

Kitchen	3.64m x 3.22m	11'11" x 10'7"
Living room	4.47m x 3.04m	14'8" x 9'11"

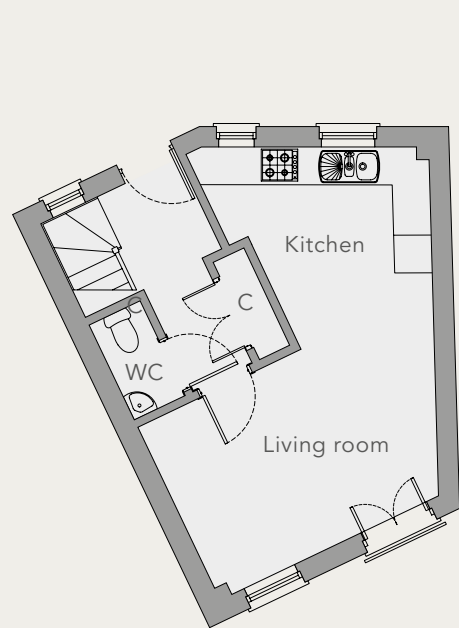
1st Floor

Bedroom 2	4.50m x 2.61m	14'9" x 8'7"
Bedroom 4	3.35m x 2.87m	10'11" x 9'5"

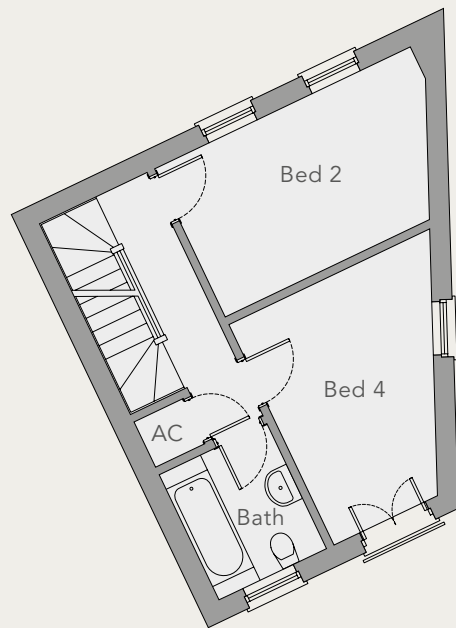
2nd Floor

Master bedroom	4.70m x 3.13m	15'5" x 10'3"
Bedroom 3	3.26m x 2.66m	10'8" x 8'9"

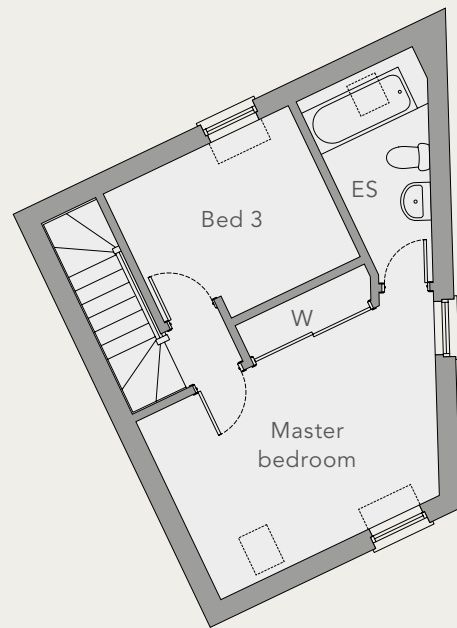
Ground floor



1st floor

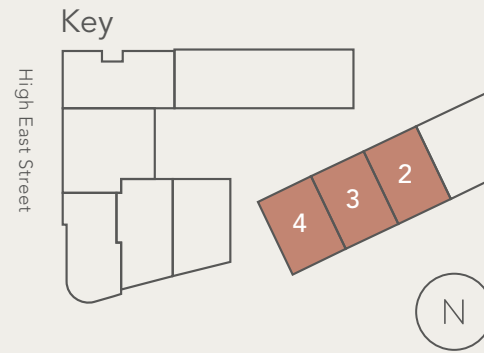


2nd floor



DOVEDALE

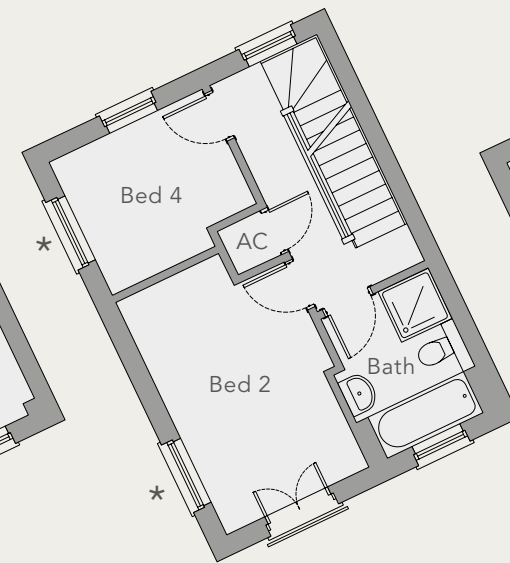
PLOT 2



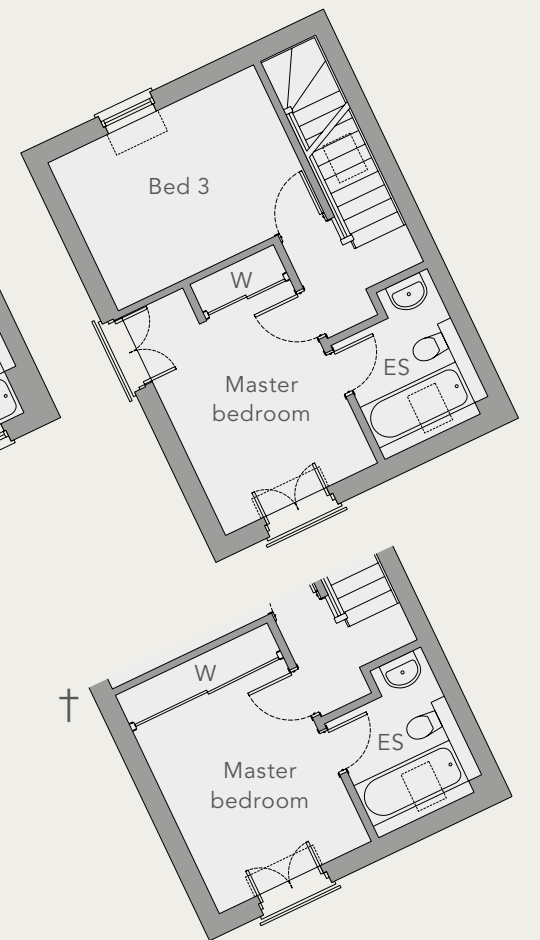
Ground floor



1st floor



2nd floor



ROSEBANK

PLOT 3

FOUR BEDROOM HOMES

Ground Floor

Kitchen	3.00m x 2.27m	9'10" x 7'5"
Living room	4.74m x 3.49m	15'7" x 11'5"

1st Floor

Bedroom 2	4.18m x 2.71m	13'9" x 8'11"
Bedroom 4	2.32m x 2.71m	7'7" x 8'11"

2nd Floor

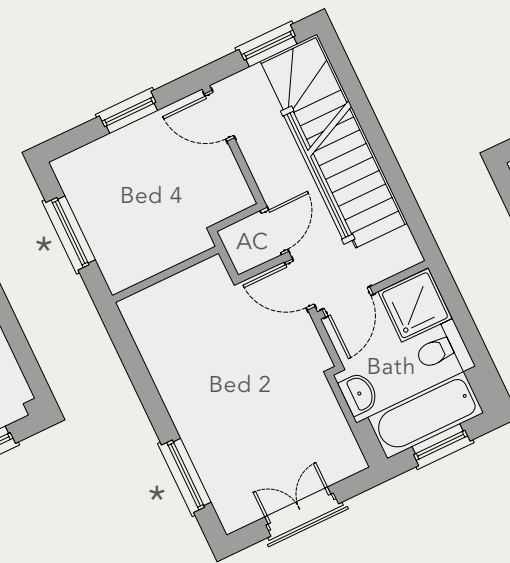
Master bedroom	3.80m x 2.69m	12'6" x 8'10"
Bedroom 3	2.69m x 3.65m	8'10" x 11'11"

- ★ Windows to plot 4 only
- † Variations to plots 2 & 3

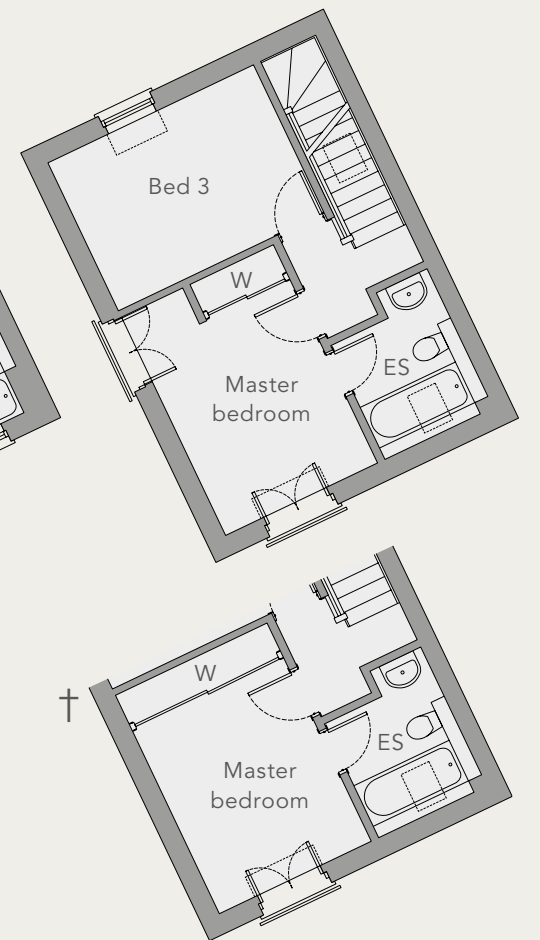
Ground floor



1st floor

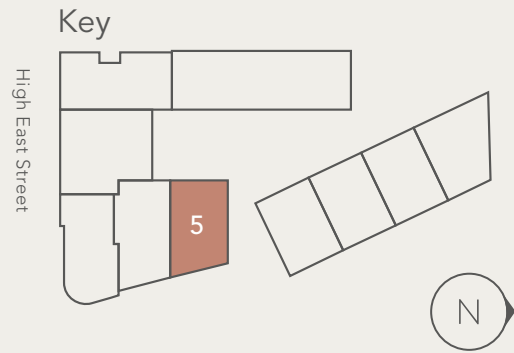


2nd floor



ROSEBERRY

PLOT 5: THREE BEDROOM HOME



Ground Floor

Kitchen / Dining	3.84m x 4.68m	12'7" x 15'4"
Study	4.15m x 2.46m	13'7" x 8'1"

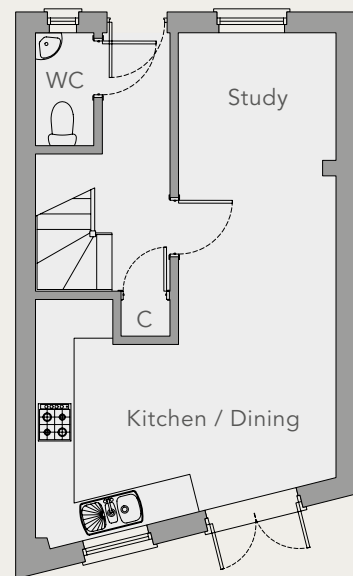
1st Floor

Living room	3.83m x 4.68m	12'7" x 15'4"
Bedroom 3	2.19m x 2.65m	7'2" x 8'8"

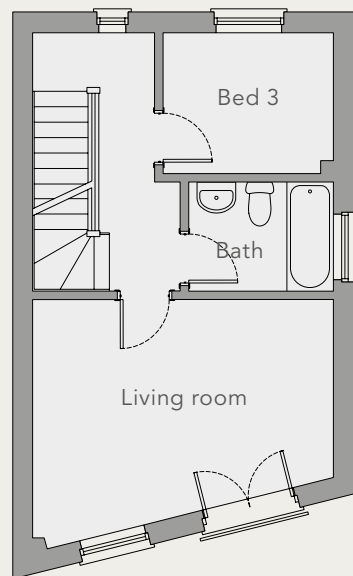
2nd Floor

Master bedroom	3.34m x 4.00m	10'11" x 13'1"
Bedroom 2	3.07m x 2.65m	10'1" x 8'8"

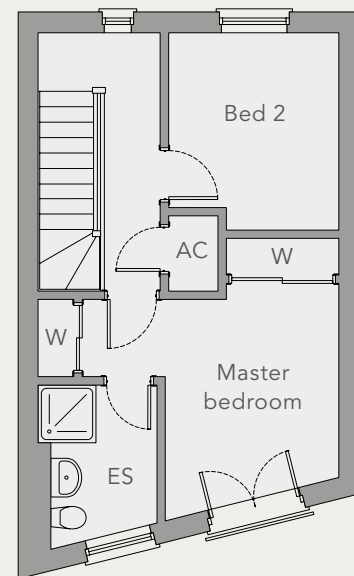
Ground floor



1st floor

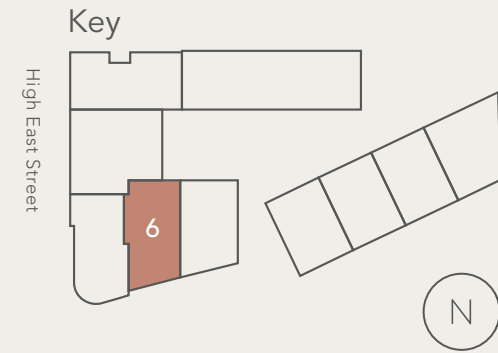


2nd floor



SUNNYDALE

PLOT 6: THREE BEDROOM HOME



Ground Floor

Kitchen / Dining	3.77m x 4.17m	12'4" x 13'8"
Study	5.34m x 2.34m	17'6" x 7'8"

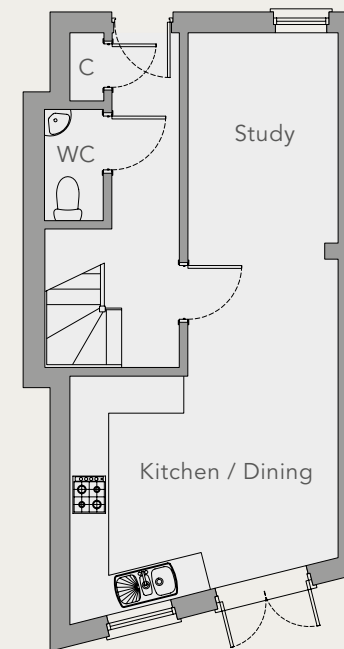
1st Floor

Living room	3.80m x 4.17m	12'6" x 13'8"
Bedroom 3	3.17m x 2.53m	10'5" x 8'4"

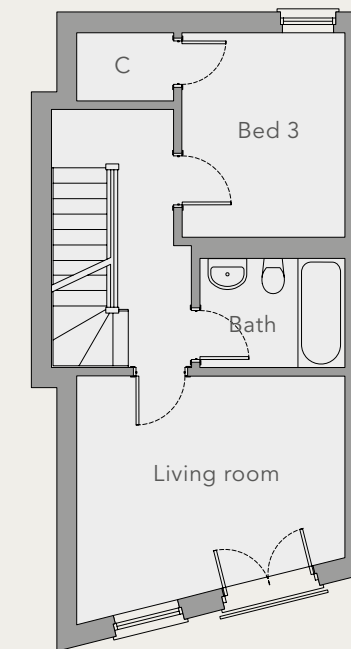
2nd Floor

Master bedroom	3.76m x 4.17m	12'4" x 13'8"
Bedroom 2	3.17m x 2.53m	10'5" x 8'4"

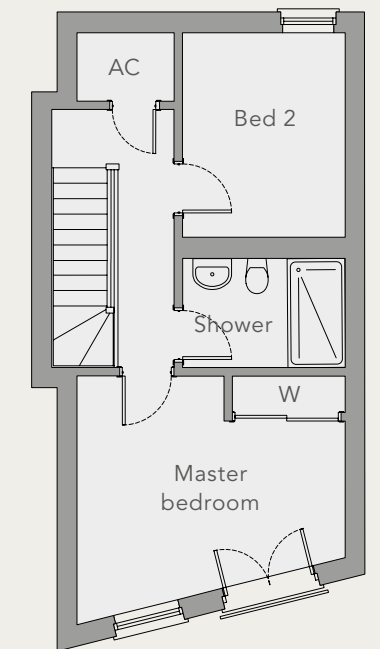
Ground floor



1st floor

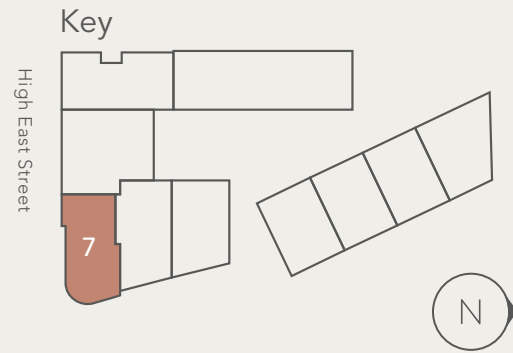


2nd floor



MULBERRY

PLOT 7: FOUR BEDROOM HOME



Ground Floor

Kitchen / Dining	3.98m x 4.41m	13'1" x 14'6"
Study	2.66m x 3.19m	8'9" x 10'6"

1st Floor

Living room	4.01m x 4.34m	13'2" x 14'3"
Bedroom 4	2.66m x 3.36m	8'9" x 11'0"

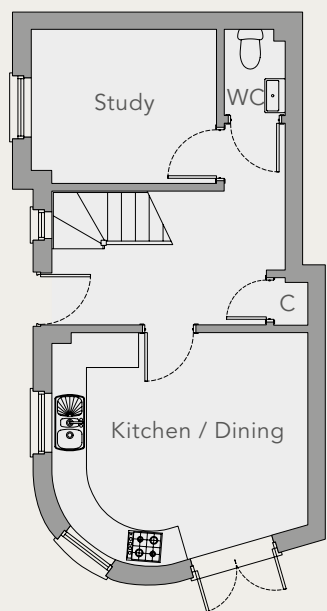
2nd Floor

Master bedroom	4.02m x 4.15m	13'2" x 13'7"
Bedroom 3	2.66m x 4.37m	8'9" x 14'4"

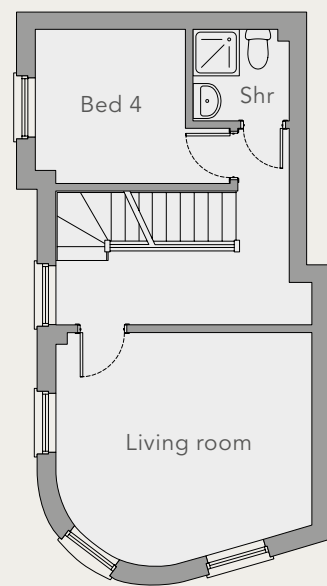
3rd Floor

Bedroom 2	4.02m x 4.42m	13'2" x 14'6"
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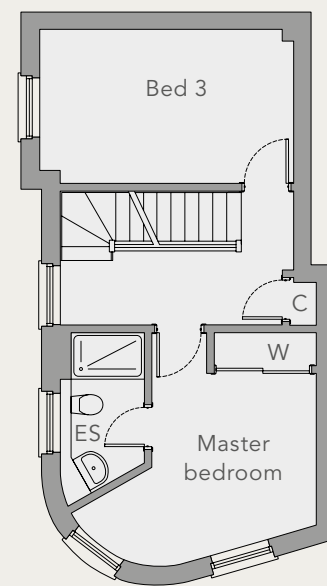
Ground floor



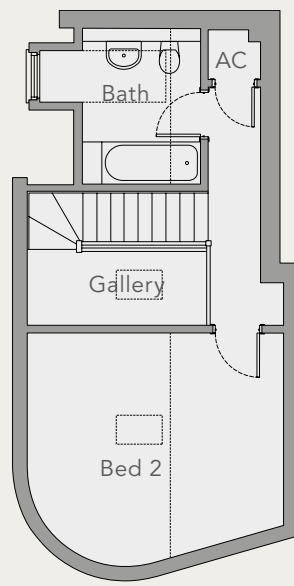
1st floor



2nd floor

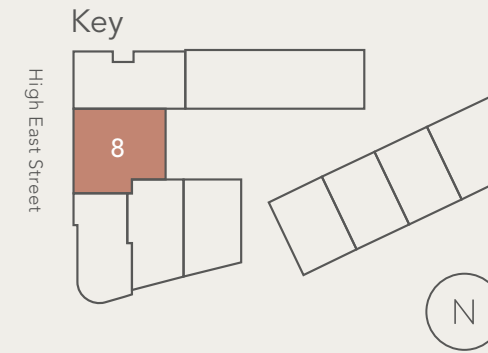


3rd floor



WINTERBOURNE

PLOT 8: THREE BEDROOM HOME



1st Floor

Living room	4.94m x 3.95m	16'2" x 12'2"
Kitchen / Dining	4.62m x 3.58m	15'2" x 11'9"

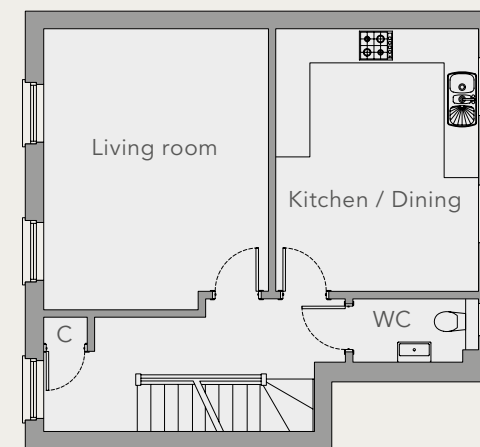
2nd Floor

Bedroom 2	5.86m x 2.75m	19'3" x 9'0"
Bedroom 3	4.75m x 2.68m	15'7" x 8'10"

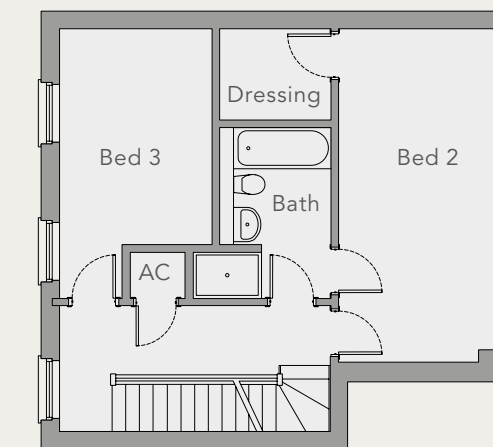
3rd Floor

Master bedroom	6.02m x 4.04m	19'9" x 13'3"
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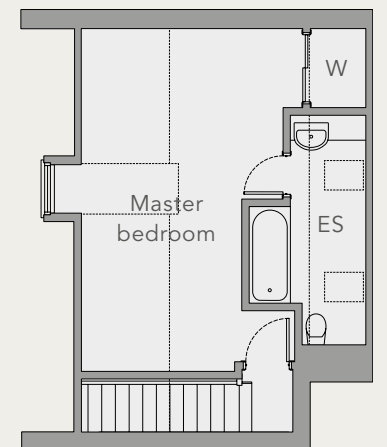
1st floor



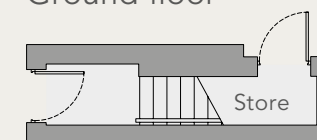
2nd floor



3rd floor

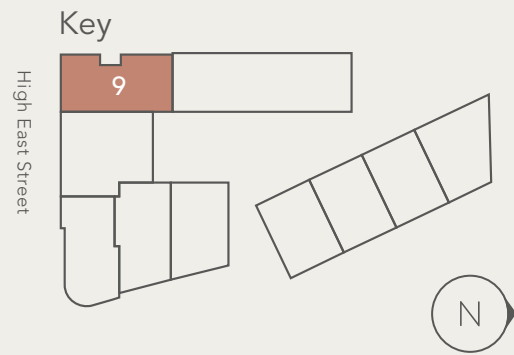


Ground floor



SPRINGWOOD

PLOT 9: THREE BEDROOM HOME



1st Floor

Bedroom 2	4.60m x 3.79m	15'1" x 12'5"
Bedroom 3	4.60m x 2.65m	15'1" x 8'8"

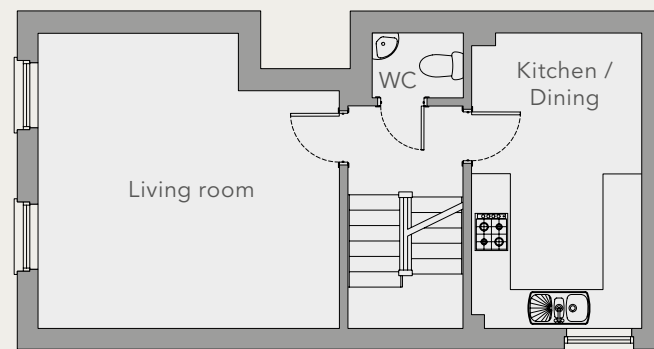
2nd Floor

Living room	4.60m x 4.70m	15'1" x 15'5"
Kitchen / Dining	4.60m x 2.65m	15'1" x 8'8"

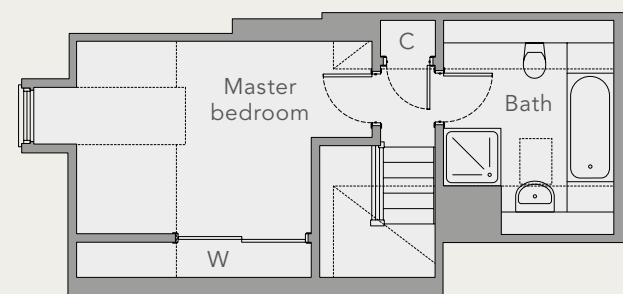
3rd Floor

Master bedroom	3.00m x 5.31m	9'10" x 17'5"
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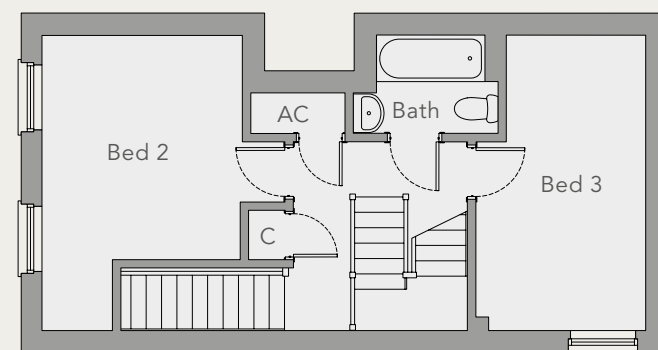
2nd floor



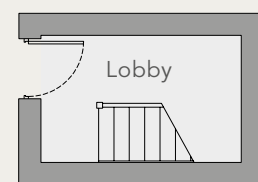
3rd floor



1st Floor



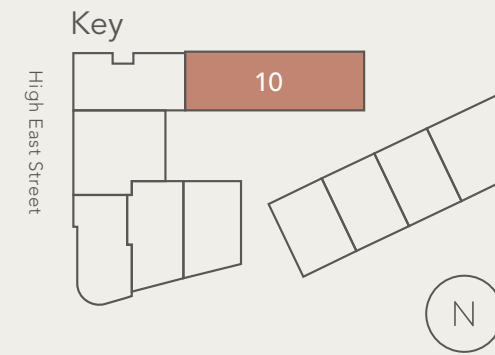
Ground floor



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AVON

PLOT 10: TWO BEDROOM HOME



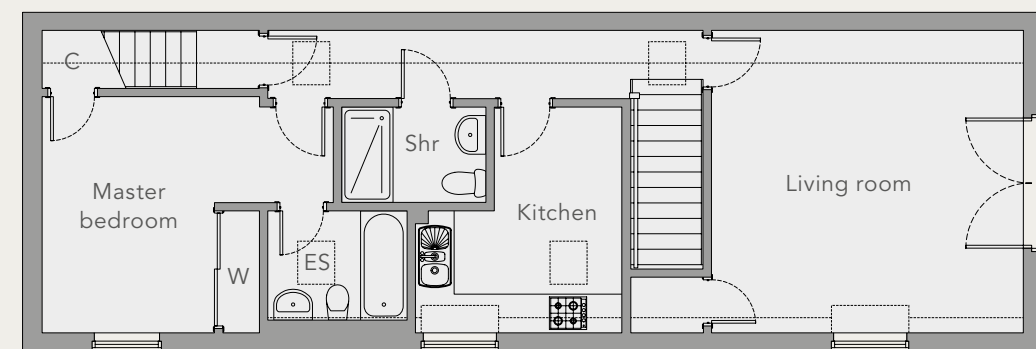
1st Floor

Living room	4.71m x 4.85m	15'5" x 15'11"
Kitchen	3.52m x 3.21m	11'7" x 10'6"
Master bedroom	3.68m x 4.53m	12'1" x 14'10"

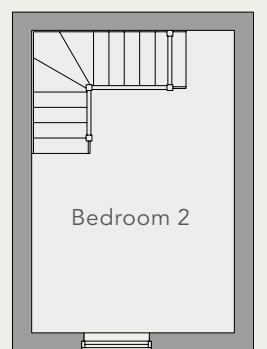
2nd Floor

Bedroom 2	4.71m x 3.15m	15'5" x 10'4"
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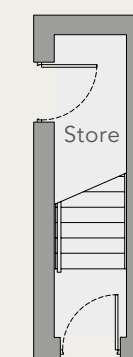
1st floor



2nd floor



Ground floor



EASTGATE | DORCHESTER



BEAUTIFULLY DESIGNED TO EXACTING STANDARDS

The interiors of Eastgate have been considerably planned to provide every comfort and convenience. Fixtures and fittings throughout have been selected to reflect the aspirations of today's discerning homebuyer with high quality kitchen appliances, luxuriously appointed bathrooms and beautifully crafted finishes. The result is a home that on the outside complements the traditional character of Dorchester, while interiors offer the best in contemporary design for a truly enhanced lifestyle.



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Computer generated illustrations are indicative only



A COMPREHENSIVE SPECIFICATION

KITCHEN

- Fully fitted designer kitchens with granite worktops and upstands
- Built in Neff stainless steel single oven
- 4 ring Neff induction hob with glass splash back
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated washer-dryer

BATHROOMS & EN SUITES

- White sanitary ware by Porcelanosa with chrome taps and fittings
- Fully tiled walls and floors with half height wall tiling to cloakrooms
- Chrome dual fuel towel rails to bathrooms and en suites
- Shaver point

INTERNAL FINISHES

- Vicaima oak veneered doors with chrome furniture and door hinges
- Smooth painted ceilings
- Internal walls painted in Chalky Down emulsion
- Fitted wardrobes to master bedroom

ELECTRICAL AND HEATING

- Gas fired central heating with thermostatic valves
- Recessed chrome downlighters to kitchens, bathrooms, en suites and cloakrooms
- Separate back up immersion for hot water
- Prewired to accept TV/FM aerial and Sky+ to lounge with Sky playback only to all bedrooms
- TV and BT points to lounge and all bedrooms

OUTSIDE

- Private parking for one car per home
- Hard landscape terraces to plots 4, 5, 6 & 7
- Outside water tap and power point to plots 4, 5, 6 & 7
- External front lighting to all homes
- Communal refuse collection store housing 2 x 1100 litre Euro bins for private weekly collection

SECURITY

- Smoke and carbon monoxide alarms hardwired to mains supply with battery back up
- Vehicle access via security sliding gate at development entrance with side pedestrian gate
- 10 year NHBC build warranty
- Prewired for alarm



DIRECTIONS

Eastgate is less than 0.7 miles from both Dorchester South railway station (on the Weymouth- London Waterloo line) and Dorchester West station (on the Bristol/Castle Cary-Weymouth "Heart of Wessex" line). Travelling by road is equally convenient: Dorchester lies at the junction of the A35 South Coast trunk road, and the A37 to Yeovil and the north. There is easy access to Bournemouth and Southampton airports (30 miles and 54 miles respectively) while London is easily reached via the M27.

METIS HOMES

Modern Homes. Traditional Values.



The Metis Homes team brings their in-depth knowledge and professionalism to create award-winning, high quality homes that are beautifully designed to exacting standards. They pay scrupulous attention to every detail and seek innovative ways to deliver superb homes that are a pleasure to live in. Metis Homes has established a well-regarded reputation for its honest and straightforward approach and offers its customers a personal service at every stage. In buying a Metis Homes property, purchasers can be confident of excellent support and a top quality home to enjoy for many years to come.

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Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact selling agent to ascertain the availability of any property. Computer generated illustration indicative only. Designed and produced by www.kbmarketing.co.uk

