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# Common Mead Lane, Gillingham

This is a fantastic opportunity to own a beautifully designed, brand-new family home, built with quality craftsmanship and eco-friendly features to provide comfort, style, and sustainability. Located in a small, exclusive development of just four homes, it offers the perfect balance of privacy and convenience, with local amenities and the town centre just a short distance away.

Designed with modern family living in mind, this spacious home of 2152 sq. ft/200sq. m, features four generous double bedrooms, including a principal suite with a Juliette balcony, a walk-in wardrobe, and a private en-suite bathroom—a perfect retreat for parents! The family bathroom is stylish and well-appointed, ensuring plenty of space for everyone.

The heart of the home is the stunning open-plan kitchen and dining area, designed for both everyday life and entertaining. Featuring bespoke cabinetry, elegant stone work surfaces, and top-of-the-range appliances, it's a space where the whole family can come together. Double doors open onto the garden, creating a seamless indoor-outdoor flow—ideal for summer barbecues and children to play safely. A walk-in pantry and separate utility room add extra convenience for busy households.

The sitting room with a fireplace is perfect for relaxing as a family, while a dedicated office offers a quiet space for working from home or homework time.

Outside, the blank canvas garden is ready for you to create your dream outdoor space—whether it's a play area for the children and pets, a vegetable patch, or a tranquil retreat. The double garage provides ample storage and parking.

This high-quality, thoughtfully designed home is ideal for families looking for space, comfort, and a wonderful place to grow. Don't miss the chance to make it yours!









## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the front via an impressive and commanding oak framed pitch storm porch where the main door opens into an inviting reception hall with a double cloaks cupboard. Stairs rise to the first floor and doors lead off to the cloakroom, office, kitchen/dining room and to the sitting room.

The spacious sitting room benefits from a fireplace with the option of installing a wood burner. Double doors open out to the rear garden. The separate office provides an ideal work from home space or quiet room for catching up on paperwork and emails. There is also a cloakroom with WC and wash hand basin.

The centre of the household will surely be the large contemporary open plan kitchen and dining room with double doors out to the garden. The kitchen area will be fitted with a range of high quality fixtures and fittings, consisting of bespoke Shaker style floor and eye level cupboards, stone work surfaces and high end appliances. The central island provides a breakfast area, storage cupboards and double sink with Quooker tap. There is also a wonderful walk in pantry that is fitted with shelves and a utility room with a door to the rear of the house.

##### First Floor

Stairs rise to the landing with access to the part boarded loft space that benefits from light and power, airing cupboard housing the pressurised hot water cylinder and doors leading off to the bedrooms and family bathroom. The family

bathroom is fitted with a quality contemporary suite consisting of a WC, pedestal wash hand basin, separate shower cubicle and bath.

All four bedrooms are double sized and benefit from built in wardrobes -the principal bedroom also Juliette balconies walk in wardrobe that leads to the en-suite shower room.

#### Outside

##### Parking and Garage

The property benefits from a detached open plan double garage with light and power plus further parking in front on the brick paving. There is also a convenient outside water tap.

##### Garden

The rear garden will be laid to lawn, using a high quality seed and there will have a patio in natural stone providing a seating and entertaining outdoor area. The path will be stone chippings and the garden will be fully enclosed in part by close board timber fencing. There will be some planting but you will have scope to landscape to your own taste and choice.

### Useful Information

Energy Efficiency Rating B

Council Tax Band - to be assessed

Sustainable Wood Framed Double Glazing

Air Sourced Heat Pump with underfloor heating throughout and heated towel rails with timers in the bathrooms

Drainage - Private Treatment Plant

Freehold

No Onward Chain

PV Panels and Electrical Car Charging Point

10 Year Structural Warranty

### Location

## Gillingham

Gillingham is a small historic town in North Dorset, England, set in the picturesque Blackmore Vale. As the county's most northerly town, it has strong Saxon origins and historical connections to King John, who once had a royal hunting lodge there.

Today, Gillingham is a thriving market town with a mix of traditional charm and modern amenities. It offers a range of facilities, including a wide choice of supermarkets, independent shops, schooling for all ages as well as easy access to independent schools, healthcare services, and leisure facilities such as a library, sports clubs, and a community/leisure centre. The town also benefits from excellent transport links, including a railway station with direct services to London and Exeter and a short drive away are the main A30 and A303, making it a convenient and well-connected place to live.

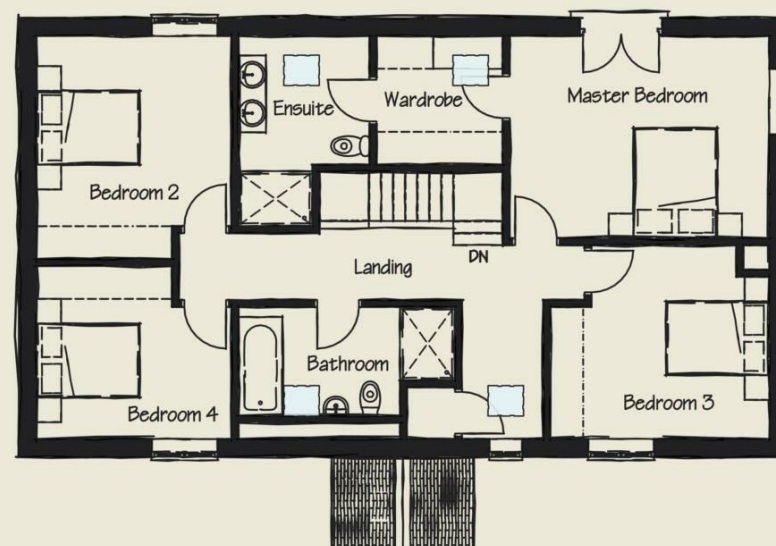
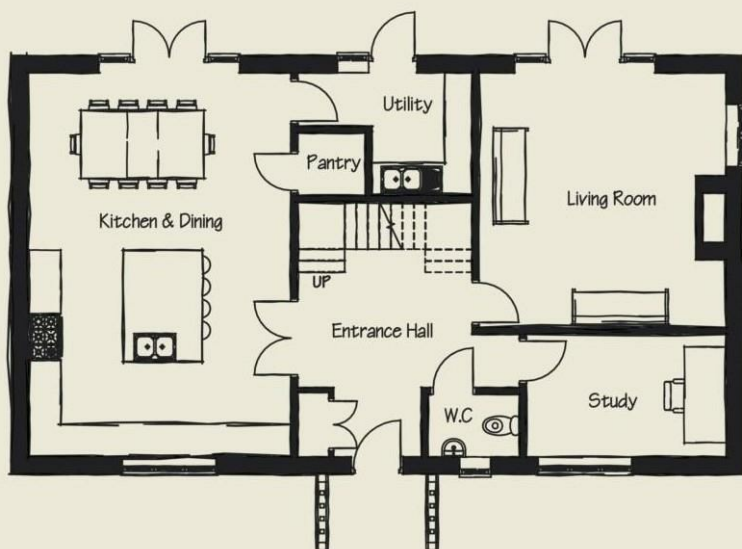
The development, itself lies where urbanisation and rural living merge yet within walking distance to local amenities and easy access to all that the town has to offer.

### Directions

#### From Gillingham High Street

Proceed down the high street and turn left at the main road. At the traffic lights turn right heading towards Wincanton onto Wyke Street, which becomes Wyke Road. Take the second turning left into Broad Robin and follow this road, which merges into Common Mead Lane. The site will be found a short the left hand side. SP8 4RE





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