



Connells

Great Barton Hill Road  
Gillingham





### Property Description

Welcome to 8 Great Barton Hill, a nearly new and exclusive four-bedroom detached family home on the exciting and luxurious David Wilson development near the outskirts of Gillingham, Dorset. Boasting an incredibly high energy efficiency rating of 'A,' this marvellous home truly epitomises modern and stylish living. Externally, you will find a driveway large enough for two-three vehicles and an EV charging point, the driveway also leads to a single garage. The rear garden here is low-maintenance yet sizeable for all the family to enjoy. Inside, you will find high-end finishing and particularly generous living spaces throughout. The ground floor comprises a study, a living room complete with a bay-style window, a gorgeous kitchen/diner, a utility room and a cloakroom. Upstairs you will find a luxurious four-piece bathroom suite, four brilliantly sized double bedrooms and an en suite to the master bedroom. CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

#### Entrance Hall

Radiator, smoke alarm, consumer unit, cloak room, and thermostat

#### Cloakroom

Radiator, WC, wash hand basin, understairs storage and window to front

#### Study

6' 6" max x 7' 8" ( 1.98m max x 2.34m )

Front aspect window and radiator

#### Lounge

18' 11" into bay x 12' 1" max ( 5.77m into bay x 3.68m max )

Three windows to side, television point and two radiators.

#### Kitchen / Diner

20' 1" max x 13' 3" ( 6.12m max x 4.04m )

#### Dining Area

Three windows to the rear, two radiators, French door to rear garden and television point

#### Kitchen Area

Fitted kitchen with a range of wall and base units incorporating a one and a half bowl sink drainer with integrated dishwasher, integrated gas hob with integrated double oven with extractor fan.



## Utility Room

8' 3" x 5' 1" ( 2.51m x 1.55m )

Door to rear garden, wall and base units, sink and drainer, space for white goods and boiler

## First Floor

### First Floor Landing

Window to side, radiator, smoke alarm, loft hatch, and airing cupboard with solar diverter

### Bedroom One

12' 2" x 13' ( 3.71m x 3.96m )

Window to front, radiator, two integrated wardrobes, extractor fan, thermostat and television point

### En Suite

Suite comprising WC, wash hand basin, and shower cubicle, extractor fan and heated towel rail

### Bedroom Two

12' 1" max x 14' 4" ( 3.68m max x 4.37m )

Two windows to rear and radiator

### Bedroom Three

13' 4" max x 9' 5" ( 4.06m max x 2.87m )

Two windows to front and radiator

### Bedroom Four

10' 3" max x 9' 11" ( 3.12m max x 3.02m )

Window to rear, and radiator

### Bathroom

Suite comprising shower cubicle, WC, wash hand basin, bath, heated towel, and extractor fan

## Outside

### Front Garden

Driveway for 2-3 cars, bark shrub beds, EV charger, external light and garage

### Rear Garden

Patio area, laid to lawn, side access gate, external tap, and fence enclosed







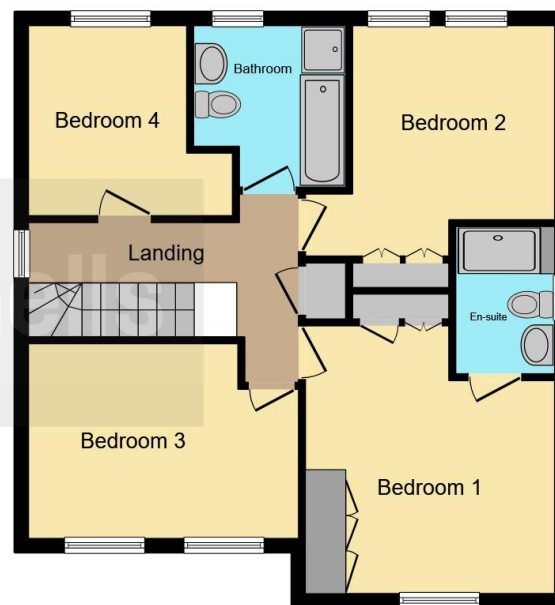








**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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4 Clive House High Street  
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EPC Rating: A    Council Tax  
 Band: Deleted

Tenure: Freehold

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