

## Romans Quarter Gillingham

Prices From  
£500,000

Discover this brand-new detached family home, perfectly positioned on the edge of one of Dorset's smallest towns while offering easy access to all essential amenities. Designed with modern living in mind, this bright and spacious property boasts four generous double bedrooms, including a luxurious en-suite to the main bedroom, plus a stylish family bathroom.

The heart of the home is the open-plan kitchen, dining, and family area, enhanced by a charming bay window in the dining area and double doors that open out to the rear garden. Truly a great social space not just for family but also entertaining friends. A second bay window graces the spacious sitting room, flooding it with natural light. Practicality meets convenience with a handy utility room, an integral garage, and two private parking spaces.

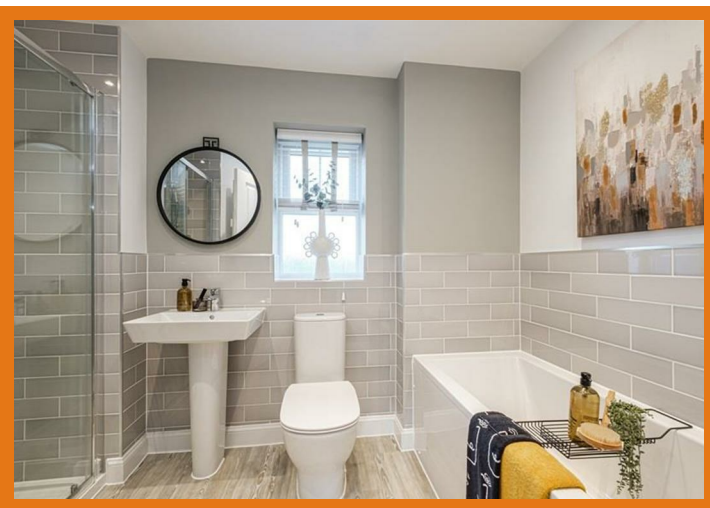
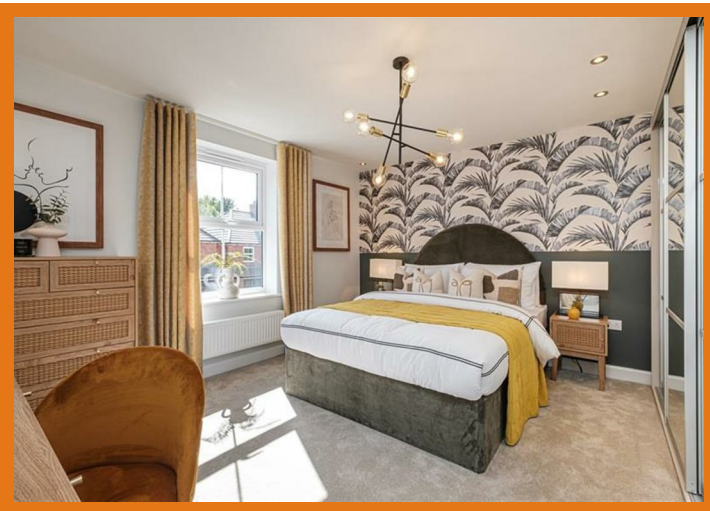
Built with sustainability in mind, this eco-friendly home features a water waste recovery system, photovoltaic solar panels, and an electric vehicle charging point. The rear garden comes fully turfed, providing a ready-made outdoor space to enjoy. Plus, with a built warranty and help towards deposit available, this home offers both security and affordability.

A perfect blend of contemporary style, energy efficiency, and comfort—don't miss the opportunity to make this stunning home yours!

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



**The Property  
Accommodation**

**Inside**

**Ground Floor**  
The front door opens into a most inviting entrance hall with an attractive and practical Amtico flooring plus stairs rising to the first floor and doors to the sitting room, kitchen/dining/family room and to the cloakroom, which is fitted with a wash hand basin and WC as well as having access to a store.

The bright and spacious sitting room enjoys a double aspect with window to the side and bay window overlooking the frontage. To the rear of the house there is the open plan kitchen/dining and family room that certainly is the hub of the home. There is a large bay window with double doors leading out to the garden from the dining area that allow plenty of natural light. The kitchen area is fitted with a range of high quality, soft closing units consisting of larder cupboard, floor cupboards, cutlery and deep pan drawers, as well as eye level cupboards with counter lighting beneath. There is a generous amount of Silestone work surfaces with matching upstand and inset bowl with a swan neck mixer tap. The built in appliances consist of a fridge/freezer, eye level double electric oven, dishwasher and five burner gas hob with a splash back and extractor hood above.

There is also a utility room with door opening to the back garden.

**First Floor**

On the first floor there is a galleried landing with doors leading off to the bedrooms and bathroom. The family bathroom is fitted with a stylish modern suite consisting of a large walk in shower cubicle with mains shower, pedestal wash hand basin, low level WC and double ended bath with central mixer taps.

All four bedrooms are double sized with the main bedroom benefitting from an en-suite shower room.

**Outside**

**Garage and Parking**

There are two parking spaces to the front of the house plus the integral garage. There is an electrical charging point.

**Garden**

The rear garden will be mostly laid to lawn with a paved seating area. It will be fully enclosed with a gate allowing access to the front of the house.

**Useful Information**

- Energy Efficiency Rating A/B
- Council Tax Band - not assessed yet
- uPVC Argon Filled Double Glazing
- Gas Fired Central Heating plus Photovoltaic Panels and Waste Water Heat Recovery System

Mains Drainage  
Freehold  
No Onward Chain  
\*The photos shown are of view homes at Romans Quarter. Actual plot specifications, layouts and materials may vary. Please contact the sales office for full details.\*

**Location and Directions**

Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. The town benefits from a mainline railway station, providing direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode SP8 4RE

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.