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**SP8 4AA**

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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		
EU Directive 2002/91/EC		
England & Wales		



## Romans Quarter Gillingham

Prices From  
£620,000

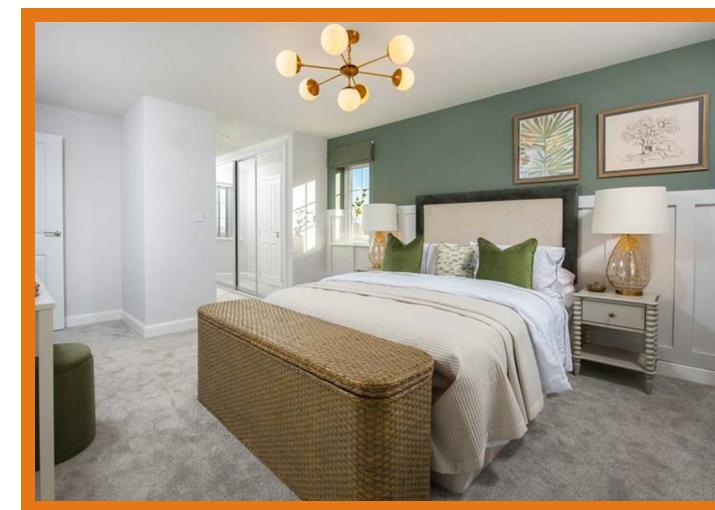
A Brand-New Family Home at the Edge of Town and Countryside:-

This attractive double-fronted detached home is nearing completion and ready to begin its first chapter with its very first family. Designed with modern living in mind, it offers generously proportioned rooms, thoughtful finishes, and a location that perfectly balances the convenience of town with the peace of the countryside.

The ground floor provides a wealth of versatile living space. A large sitting room opens through double doors onto the garden, creating a seamless indoor-outdoor flow ideal for summer gatherings. A formal dining room offers space for special occasions, while a separate study provides the perfect work-from-home environment. The bright and spacious kitchen/breakfast and family room is the true heart of the home, enhanced by a striking bay window and double doors to the garden. The kitchen is fitted with sleek soft-closing units, integrated appliances, and a utility room and cloakroom add further practicality. Upstairs, four well-proportioned double bedrooms ensure space for all. Two enjoy en-suite facilities, with the principal suite further enhanced by a dedicated dressing area. A stylish family bathroom completes the accommodation, designed with both comfort and convenience in mind.

Outside, the property continues to impress with a double garage, ample parking, and a large south-facing rear garden — perfect for enjoying sunshine throughout the day. Eco-friendly features, including an EV charging point and photovoltaic panels help reduce bills.

Positioned on the edge of town at the gateway to the countryside, the property is ideally placed for both everyday amenities and peaceful walks in beautiful surroundings. With a range of upgrades included and help towards deposit (terms apply), this brand-new home represents a wonderful opportunity to create the perfect family lifestyle from day one.



## The Property

### Accommodation

#### Inside

##### Ground Floor

From the storm porch, the front door opens into a well proportioned reception hall with stairs rising to the first floor and doors leading off to the sitting room, dining room, study and the kitchen/breakfast/family room, as well as the cloakroom, which is fitted with a WC and wash hand basin. The spacious sitting room benefits from a double aspect with a window to the side and double doors that open out to the rear garden. The separate dining room provides a great room for formal dining and family celebrations. It looks out to the front and there is a door leading into the kitchen area. You will also find a study - great for work from homers or as a study space - it also has a front aspect.

The heart of the house will surely be the large open plan kitchen/breakfast and family space. This has a window with outlook over the rear garden and a large bay with double doors that open out to the garden. There is plenty of room for a settee and armchair plus a sizeable dining table - a wonderful room for families and casual entertaining. The kitchen area is fitted with a range of stylish, soft closing units consisting of floor cupboards, separate drawer units, with deep pan and cutlery drawers plus eye level cupboards. You will find a generous amount of work surfaces with a matching upstand and sink and drainer. The eye level double electric oven is built in and there is a gas hob with an extractor hood above, plus an integrated dishwasher and fridge/freezer. The utility room is also fitted with the same kitchen units and has space for a tumble dryer and plumbing for a washing machine. There is a door to the outside.

#### First Floor

On this floor you will find four generously sized double bedrooms - bedroom two has an en-suite shower room and the principal bedroom enjoys a dressing area plus an en-suite bathroom. Also on the first floor is the family bathroom, which is fitted with a stylish and contemporary suite consisting of a separate shower cubicle, double ended bath with central mixer tap, WC and pedestal wash hand basin.

#### Measurements

Sitting Room - 5171 mm x 3665 mm/16'11" x 12'  
 Dining Room - 3563mm x 2846mm/11'8" x 9'4"  
 Study - 3670mm x 2175mm/12' x 7'1"  
 Kitchen/Breakfast /Family Room - 6535mm x 5758mm/21'5" x 18'10"  
 Bedroom One - 5164mm x 3624mm/16'11" x 11'10"  
 Bedroom Two - 3722mm x 3218mm/12'2" x 10'6"  
 Bedroom Three - 3368mm x 2940mm/ 11' x 9'7"  
 Bedroom Four - 3623mm x 3283mm/11'10" x 10'9"

#### Outside

##### Double Garage and Parking

There is parking on the drive for two cars plus an EV charging point. The double garage has two up and over doors.

#### Garden

The rear garden will be turfed with a paved patio, ready for you to landscape your way.

#### Useful Information

Energy Efficiency Rating A/B

Council Tax Band tba

Argon Filled Double Glazing

Gas Fired Central Heating

Freehold

Mains Drainage

No Onward Chain

Many Additional Extras

There will be a yearly estate charge for the

maintenance of communal space

\*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 vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, and leisure facilities, along with a welcoming community atmosphere.

In addition to its own well-regarded primary and secondary schools, Gillingham is ideally positioned for access to some of the region's most prestigious independent schools. Nearby, you'll find Port Regis School in Motcombe, just outside the town, while Bryanston School in Blandford Forum, Clayesmore School in Iwerne Minster, and both Sherborne School and Sherborne Girls in Sherborne are within easy reach. Leweston School, also near Sherborne, provides further options for private education, offering excellent academic standards and a strong co-curricular focus. With its combination of strong schooling, beautiful surroundings, and excellent transport links, Gillingham continues to attract families looking for both quality of life and educational opportunity.

Postcode - SP8 4RE

What3words, to the development entrance - couch.grilled.lurching

**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 firms employment has the authority to make or give any representation or warranty in respect of the property.