



Common Mead Lane Gillingham

Asking Price
£625,000

Welcome to your family's forever home. This brand-new, double-fronted Georgian-style detached house offers the perfect blend of classic elegance, modern convenience, and thoughtful family-friendly design—all set on the edge of town and countryside for the best of both worlds.

There are four large double bedrooms, giving everyone their own space. The principal bedroom is a true retreat, complete with a dressing area and luxurious en-suite, while another double bedroom also benefits from its own en-suite shower room—ideal for guests or growing teens. A stylish family bathroom serves the remaining bedrooms with ease. Downstairs, the home really shines with its versatile and spacious layout. The large sitting room, with double doors opening onto the garden, is perfect for relaxed family evenings or entertaining friends. A separate study provides a quiet space for working from home or helping with homework, while the formal dining room offers flexibility as a potential fifth bedroom, playroom, or snug.

At the heart of the home is a truly impressive open-plan kitchen, dining, and family room—a bright and welcoming space where everyone can come together to cook, eat, and connect. A separate utility room keeps laundry and clutter tucked away, and a cloakroom adds everyday convenience.

Outside, the large south-facing garden is a blank canvas just waiting for your imagination—ideal for children to play, summer barbecues, or even a vegetable patch. A double garage and ample driveway parking offer plenty of space for cars, bikes, scooters, and all the gear that comes with family life.

Built with sustainability in mind, the home includes eco-friendly features that reduce energy use and running costs, making it as smart as it is stylish. With schools, green spaces, and local amenities all within easy reach, this exceptional home offers everything today's family needs—space to grow, room to relax, and the kind of quality that lasts for generations.

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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 roomy and inviting entrance hall with stairs rising to the first floor and doors leading off to the study, dining room, kitchen/dining and family room plus the sitting room and cloakroom. For practicality and appearance, the floor is laid in an attractive wood effect ceramic tile that continues throughout the ground floor with the exception of the sitting room and study. The bright and spacious sitting room benefits from a double aspect with a window to the side and double doors opening out to the rear garden. There is ample room for settees and armchairs and for the whole family to enjoy movie nights or socialising with friends. The study is a great work from home station or would make lovely place for homework. There is also a good sized dining room with a door into the kitchen/dining/family room.

The heart of this home will definitely be the large open plan kitchen, dining and family room, which has a window overlooking the rear garden and a bay window with full height windows and double doors opening out to the garden. It is fitted with a stylish contemporary range of soft closing units consisting of floor cupboards with plinth lighting, separate drawer unit with cutlery and deep pan drawers, tall larder cupboard and eye level cupboards with counter lighting beneath. There is a generous amount of work surfaces with a matching upstand and a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. The eye level electric double oven is built in and there is a five burner gas hob with laminate splash back and extractor hood above. The dishwasher and fridge/freezer are integrated. The utility is fitted with the same units and work surfaces as the kitchen and there is space and plumbing for a washing machine and door to the side of the house.

First Floor

On this floor you will find the family bathroom, which is fitted with a contemporary suite consisting of a double ended bath with a central mono tap, WC, pedestal wash hand basin with a mono tap and a large walk in shower cubicle with a main shower. The floor is laid in a wood effect vinyl in a herringbone pattern. In addition, there are four double sized bedroom - bedroom two has it's own shower room, whilst the principal bedroom has a dressing area and an en-suite bathroom with a bath and shower.

Outside

Drive and Double Garage

The tarmacadam drive provides parking for two cars, has an EV charging point and leads to the Double garage. From the drive there is a timber gate opening to the rear garden.

Garden

The garden will be turfed, allowing you to create the garden of your choice.

Useful Information

Energy Efficiency Rating B

Council Tax Band - not yet assessed

uPVC Argon filled Double Glazing

Flue Gas Heat Recovery System

Photovoltaic Panels

Waste Water Heat Recovery System

Mains Drainage

Freehold

There will be a yearly estate charge for the maintenance of communal space

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

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