

## Common Mead Lane Gillingham

Asking Price  
£472,500

Brand-New Quality Home – Where Town Meets Countryside

This beautifully built brand-new four-bedroom detached home offers the perfect mix of space, style, and sustainability—set in a sought-after location on the edge of town where the countryside begins.

Thoughtfully designed with today's lifestyle in mind, the home features flexible accommodation ideal for families or those seeking space to live, work, and entertain. There are four generous double bedrooms, including a bright principal bedroom with en-suite, and a contemporary family bathroom finished to a high standard. At the heart of the home is a fabulous open-plan kitchen/dining and family room, ideal for everything from busy weekday breakfasts to relaxed weekend gatherings. A spacious sitting room with a bay window offers a more traditional retreat, while the cloakroom and separate utility room add everyday practicality.

Outside, the garden is a blank canvas, ready for you to design your ideal outdoor space—whether that's a play area, patio, or kitchen garden. A garage and two parking spaces provide ample room for cars and storage.

With eco-friendly features and a build guarantee, this is a future-proof home built to a high standard for modern, sustainable living. Located just a short walk from a local primary school, pub, and a One Stop shop with Post Office, and with the town centre and mainline train station a little further on, you're well connected while still enjoying a peaceful, semi-rural setting.

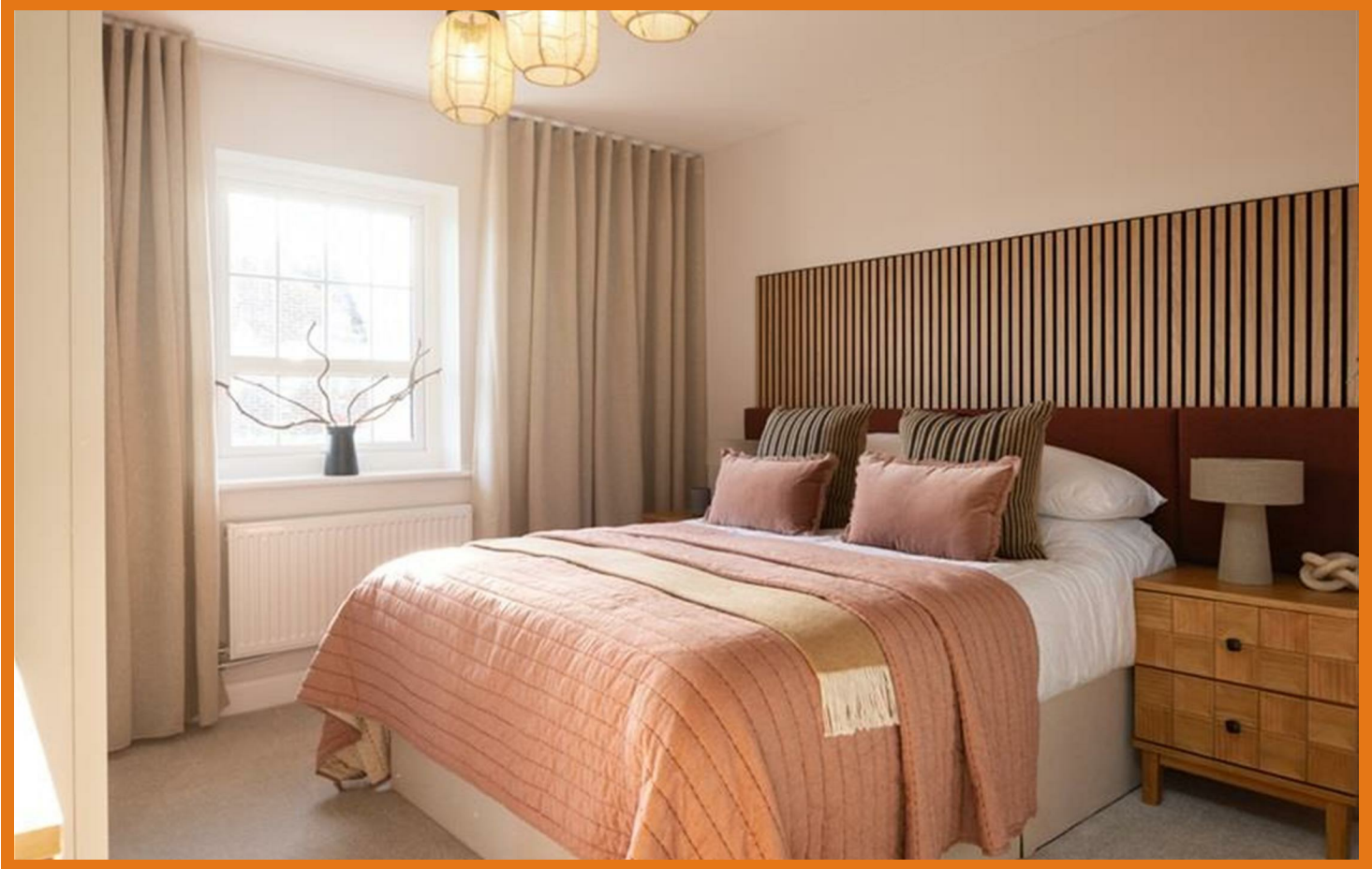
Move in, unpack—and make it yours.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 spacious and inviting entrance hall with stairs rising to the first floor and doors leading off to the cloakroom, kitchen/dining/family room and to the sitting room. The generously sized sitting room has a bay window to the front and plenty of space for settees and chairs.

At the rear of the house there is a large open plan kitchen/dining and family room with window overlooking the garden and double doors opening out to the garden. The kitchen area is fitted with a range of 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 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.

From the kitchen there is access to the utility room, which has a door to the rear garden and there is also a cloakroom on the ground floor with door to a large storage cupboard.

Throughout the ground floor, with the exception of the sitting room, there is wood effect flooring.

#### First Floor

On this floor there are four double sized bedrooms, main with an e-suite shower room plus the bathroom. The bathroom is fitted with a stylish suite consisting of low level WC, pedestal wash hand basin with mono tap and bath with a mono tap.

### Outside

#### Garage and Parking

The property benefits from a single garage with parking in front of the garage for two cars. There is also an EV point.

#### Garden

The rear garden will be turfed so that you can do your own garden design.

### Useful Information

Energy Efficiency Rating B  
Council Tax Band - not assessed yet  
uPVC Argon Filled Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.