



## Romans Quarter Gillingham

Prices From  
£522,500

Welcome to your brand-new home, perfectly positioned where town convenience meets countryside charm. Set within walking distance of local shops and schools, with the town centre and mainline rail station just a little further on, this detached property offers an exceptional lifestyle for commuters, families, and anyone seeking space, style, and sustainability.

Thoughtfully designed and beautifully built, this four-bedroom home ticks all the boxes. Each bedroom is a comfortable double, with the main suite offering its own en-suite and dedicated wardrobe area—perfect for unwinding in your own private retreat. The layout is ideal for modern living, featuring a cosy sitting room, a separate study for working from home, and a spacious open-plan kitchen and dining room that brings everyone together.

This home is packed with extras to make your move even easier—including money towards your deposit, an upgraded kitchen and flooring, and stylish window dressings throughout.

Eco-conscious? You'll love the energy-saving features, from photovoltaic solar panels and an EV charging point to a waste water heat recovery system—helping reduce bills while protecting the planet. A 10-year build guarantee gives added peace of mind.

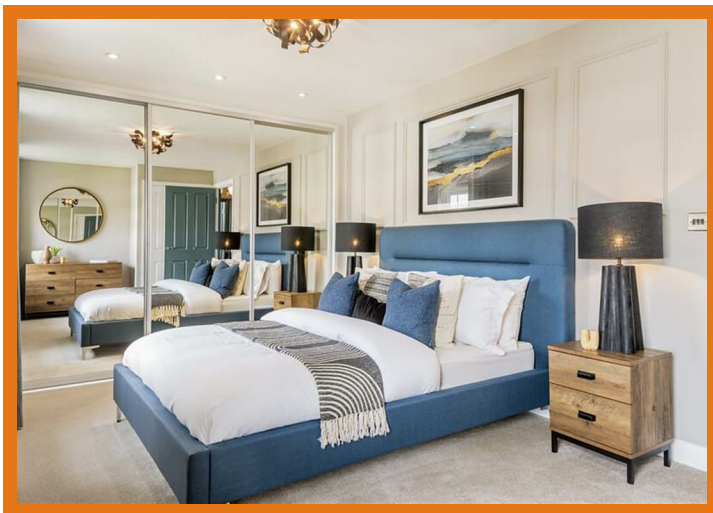
Outside, the private lawned garden with a patio is perfect for relaxing or entertaining, while the single garage and driveway offer parking for two cars.

Whether you're moving up, settling down, or simply looking for a smarter way to live, this home offers comfort, convenience, and a fresh start in a fantastic location.

Restways  
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Gillingham  
Dorset  
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			
England & Wales		EU Directive 2002/91/EC	



**The Property  
Accommodation**

**Inside  
Ground Floor**

The front door opens into a generously sized and welcoming entrance hall with stairs rising to the first floor and doors leading off to all the main rooms, and there is a large storage cupboard. For appearance and practicality, the floor is laid in an attractive herringbone design vinyl that carries through all the ground floor rooms with the exception of the sitting room, which is carpeted. The sitting room enjoys a double aspect with windows to the side and rear plus double doors that open to a paved seating area.

The study has a front aspect and is ideal for a work from home space but could also be used for many other purposes and tailored to your own specific need. The bright, large open plan kitchen and dining room has a bay window in the dining area and in the kitchen area double doors open to the rear the paved seating area. It is fitted with a stylish range of soft closing units consisting of floor cupboards, 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 wood effect 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. Also on the ground floor is the cloakroom.

**First Floor**

On this floor there are four double bedrooms, bedrooms one and four both enjoy a double aspect and the principal bedroom has a designated wardrobe space and an en-suite that is fitted with a stylish suite. The family bathroom 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 herringbone patterned vinyl.

**Outside**

**Drive and Garage**

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

**Garden**

This has a paved seating area to the back of the house with the rest being laid to lawn and ready for your own landscaping design. There is a barked area behind the garage - ideal for bin storage and also an outside water tap. The garden is fully enclosed by brick walls and timber fencing.

**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

Ready to Move into  
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.\*

**Directions**

**From Gillingham Town**  
Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right onto Wyke Street and carry on up the hill. Take a left turn onto Broad Robin. Continue passing the shops on your right. Go past the turning for Freame Way on the right hand side, and take the next right into Great Barton Hill. The property is on the left hand side opposite the marketing suite. 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.