



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	



Great Barton Hill Gillingham

Asking Price
£520,000

This beautifully crafted, high-quality new build offers modern living at its finest, with no onward chain and an exceptional opportunity for families. Designed with comfort, efficiency, and style in mind, the home has been benefitted from upgrades and even comes with help towards your deposit (terms apply).

The ground floor offers a bright and spacious layout, with a spacious sitting room that's perfect for relaxing with the family. A versatile study provides flexibility for home working or guest accommodation. The heart of the home is the impressive kitchen and dining room, where a bay window fills the space with light at the front and double doors open directly to the rear garden. Featuring Silestone work surfaces, soft-close units, and a full range of integrated appliances, the kitchen has been finished to the highest standard. There's also a useful utility room and a convenient cloakroom, while stylish wood-effect Amtico flooring runs throughout the ground floor (excluding the sitting room) for a polished, modern feel. Upstairs, there are four generous double bedrooms, including a main bedroom with its own en-suite shower room, alongside a contemporary family bathroom. Outside, the south-easterly facing garden is laid to turf and offers a blank canvas for your own landscaping ideas, while to the back there is a driveway with space for two cars and a single garage.

This home has been designed with the future in mind, incorporating eco-friendly features such as photovoltaic solar panels, argon-filled double glazing, an EV charging point, and excellent insulation – all working together to reduce energy bills. A build guarantee provides complete peace of mind.

Perfectly positioned opposite a children's park and with easy access to open countryside, the property also benefits from being well placed for the town and local amenities. Combining lifestyle, location, and thoughtful design, this home is the ideal choice for modern family living.

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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 wood effect Amtico 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, fifth bedroom, 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 Silestone work surfaces with a matching upstand and an inset stainless steel sink and 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 with a storage cupboard.

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

These are located to the back of the house and to the left hand side of the pair. There is a block paved drive provides parking for two cars, plus an EV charging point and a single garage with an up and over door. 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. 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
Gas Central Heating
Photovoltaic Panels
Mains Drainage
Freehold
Ready to Move into
Many Additional Extras
There will be a yearly estate charge for the maintenance of communal space

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 right hand corner just past 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 firms employment has the authority to make or give any representation or warranty in respect of the property.