

Restways
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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		



Romans Quarter Gillingham

Asking Price
£630,000

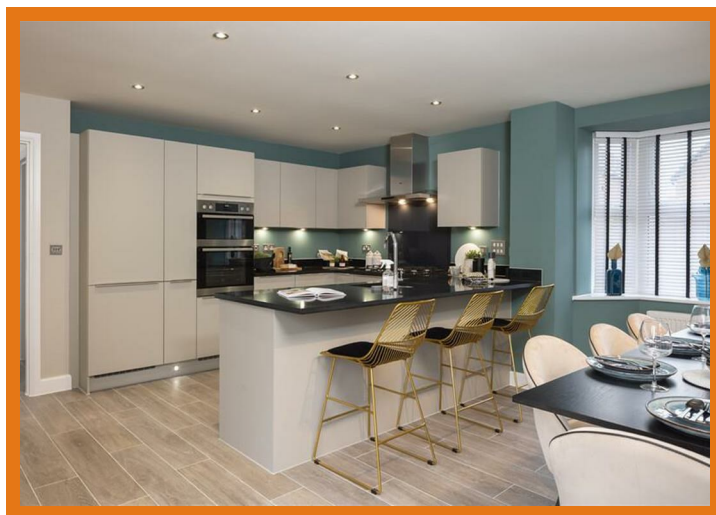
This brand-new double-fronted bay window detached home offers an impressive 1,780 sq. ft. of well-designed accommodation, blending modern style with everyday practicality. Ideally situated where town and countryside meet, it provides a peaceful setting while still being within walking distance of local amenities.

Designed with both comfort and practicality in mind, the home features a spacious driveway for two cars and a double garage, ensuring plenty of parking and storage. Inside, the thoughtfully planned layout includes a large sitting room, a formal dining room, and a bright, open-plan kitchen, dining, and family area—ideal for both everyday living and entertaining. The kitchen is finished to a high standard, with soft-closing units, built-in appliances, and plenty of work surfaces.

Upstairs, there are four generously sized double bedrooms, two of which benefit from stylish en-suite shower rooms. A versatile fifth bedroom offers the flexibility to be used as a home office, guest room, or hobby space. In the entrance hall there is practical wood effect ceramic tiled flooring that adds a sleek and durable finish, and continues into the cloakroom, kitchen/dining/family room and the utility.

The turfed rear garden is ready to enjoy, providing a private outdoor space for relaxing, playing, or entertaining. Designed with eco-friendly features, this home also helps reduce energy bills while offering modern comforts.

With no onward chain, this property is ready for its new owners to move in and enjoy. If you're looking for a spacious, high-quality home in a convenient yet peaceful location, this could be the perfect fit. Arrange a viewing today!



The Property

Accommodation

Inside

Ground Floor

The front door opens into a spacious and welcoming entrance hall with stairs rising to the first floor and doors leading off to all main ground floor rooms. For appearance and practicality, the floor is laid in an appealing wood effect ceramic tile that carries through into the kitchen/dining/family room, utility and cloakroom.

Double doors from the hall open into a double aspect large sitting room with bay window to the front and double doors opening out to the rear garden. On the opposite side of the hall, there is a generously sized formal dining room with bay to the front aspect.

The hub of the household will be the spacious open plan kitchen/dining and family room, which has a bay window to the side, window to the rear and double doors to the side opening to the rear garden. The kitchen is fitted with a range of quality, soft closing units consisting of pull out larder rack, floor cupboards with lighting, cutlery and deep pan drawers, as well as eye level cupboards and cabinets with counter lighting beneath. There is a generous amount of work surfaces with matching upstand and inset bowl with a mono 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.

Also on the ground floor is a utility room, which houses the boiler and has a door to the garden plus the cloakroom that has access to a large storage cupboard.

First Floor

On this floor you will find the family bathroom, which is fitted with a stylish suite consisting of large walk in shower cubicle with mains shower, pedestal wash hand basin, low level WC and double ended bath with central mixer taps.

There are also five bedrooms - four of which are double sized with bedroom two enjoying an en-suite shower room and the main bedroom benefitting from built in wardrobes and an en-suite shower room. The fifth bedroom is a generously sized single bedroom or could be used as a work from home space or hobbies room.

Outside

Double Garage and Parking

The property is approached from the road onto a tarmac drive with space to park two cars and

leads up to the double garage. There also an EV point.

Garden

The rear garden will be turfed - allowing you to design your garden your way.

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

Directions and Location

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.