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COUNTRY PROPERTIES



# Common Mead Lane, Gillingham

This exceptional brand-new home offers the perfect blend of modern luxury, eco-friendly design, and family-friendly living. Built by a highly respected local developer known for bespoke, high-quality homes, this property has been thoughtfully designed with sustainability in mind. Featuring wood-frame double glazing, PV solar panels, car charging points, and an air-source heat pump with underfloor heating, it ensures energy efficiency and comfort all year round. Plus, with a 10-year build warranty, you can enjoy complete peace of mind.

With approximately 2,432 sq. ft/226 sq. m of beautifully designed space, this detached home is ideal for families. There are four generous double bedrooms, two of which boast Juliette balconies that take in stunning rural views, as well as two en-suite shower rooms and a stylish family bathroom.

The heart of the home is the contemporary open-plan kitchen and dining area, featuring bi-folding doors out to the garden, bespoke units, high-end appliances, and a walk-in pantry—perfect for busy family life and entertaining. A well proportioned sitting room with a fireplace provides a relaxing retreat, while a dedicated home office offers a quiet space for work or study.

Outside, there's plenty of space for the whole family to enjoy. A large garden provides room for outdoor play and relaxation, while the triple garage and ample parking ensure convenience for multiple vehicles.

Nestled in a peaceful setting with just three other homes and beautiful countryside views, this home offers the perfect mix of space, style, and sustainability—an ideal place for your family to grow and thrive.









## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the front via an impressive and commanding oak framed pitch storm porch where the main door opens into a most welcoming reception hall with a double cloaks cupboard and storage cupboard. Stairs rise to the first floor and doors lead off to the cloakroom, office, kitchen/dining room and to the sitting room.

The spacious sitting room benefits from a fireplace with the option of installing a wood burner. Double doors open out to the rear garden. The separate office provides an ideal work from home space or quiet room for catching up on paperwork and emails. There is also a cloakroom with WC and wash hand basin.

The heart of the household will surely be the large contemporary open plan kitchen and dining room with bi-folding doors out to the garden. The kitchen area will be fitted with a range of high quality fixtures and fittings, consisting of bespoke Shaker style floor and eye level cupboards, stone work surfaces and high end appliances. The central island provides a breakfast area, storage cupboards and double sink with Quooker tap. There is also a wonderful walk in pantry that is fitted with shelves and a utility room housing the services.

##### First Floor

Stairs rise to a good sized landing with access to the part boarded loft space that benefits from light and power, airing cupboard housing the pressurised hot water cylinder and doors leading off to the bedrooms and family bathroom. The family bathroom is fitted with a quality contemporary suite

consisting of a WC, pedestal wash hand basin, separate shower cubicle and double ended bath.

All four bedrooms are double sized and benefit from built in wardrobes - bedroom two and the principal bedroom also Juliette balconies that take in a fabulous view of the adjoining countryside and have en-suite shower rooms.

#### Outside

##### Parking and Garage

The property benefits from a detached open plan triple garage with light and power plus further parking in front on the brick paving. There is also a convenient outside water tap.

##### Garden

The rear garden will be laid to lawn, using a high quality seed and there will have a patio in natural stone providing a seating and entertaining outdoor area. The path will be stone chippings and the garden will be fully enclosed in part by close board timber fencing or post and rail fencing so that the countryside view will not be blocked. There will be some planting but you will have scope to landscape to your own taste and choice.

### Useful Information

Energy Efficiency Rating B

Council Tax Band - to be assessed

Sustainable Wood Framed Double Glazing

Air Sourced Heat Pump with underfloor heating throughout and heated towel rails with timers in the bathrooms

Drainage - Private Treatment Plant

Freehold

No Onward Chain

PV Panels and Electrical Car Charging Point

10 Year Structural Warranty

### The Location

## Gillingham

Gillingham is a small historic town in North Dorset, England, set in the picturesque Blackmore Vale. As the county's most northerly town, it has strong Saxon origins and historical connections to King John, who once had a royal hunting lodge there.

Today, Gillingham is a thriving market town with a mix of traditional charm and modern amenities. It offers a range of facilities, including a wide choice of supermarkets, independent shops, schooling for all ages as well as easy access to independent schools, healthcare services, and leisure facilities such as a library, sports clubs, and a community/leisure centre. The town also benefits from excellent transport links, including a railway station with direct services to London and Exeter and a short drive away are the main A30 and A303, making it a convenient and well-connected place to live.

The development, itself lies where urbanisation and rural living merge yet within walking distance to local amenities and easy access to all that the town has to offer.

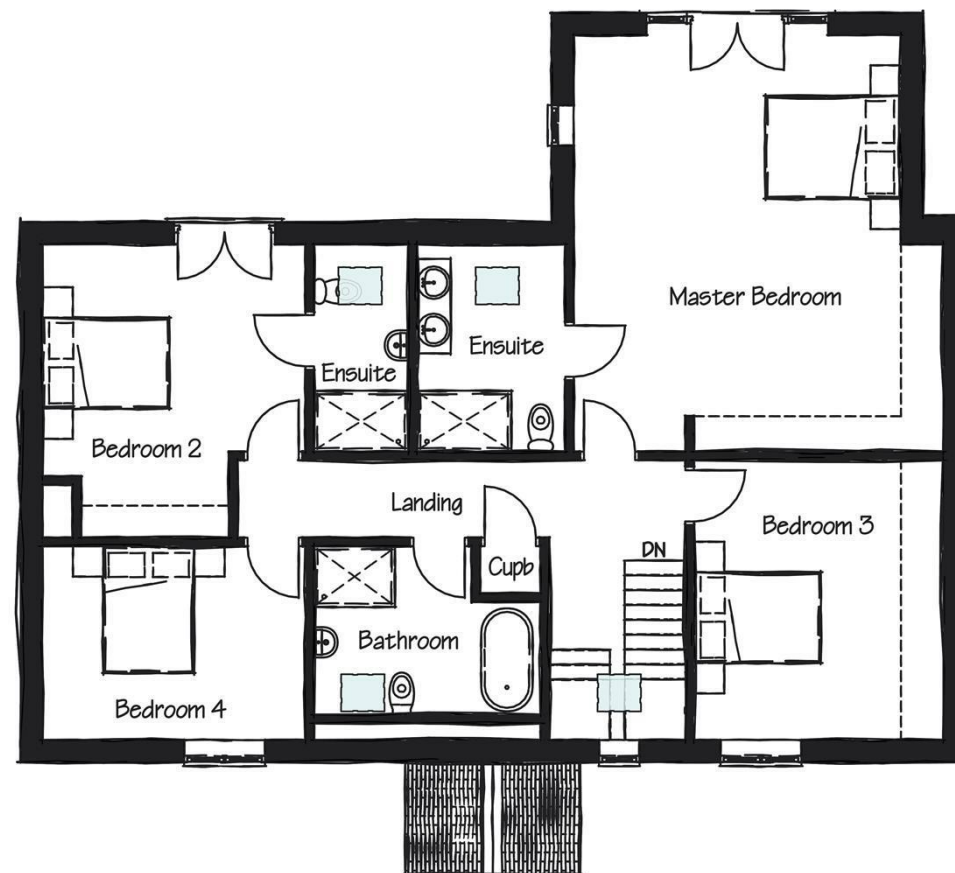
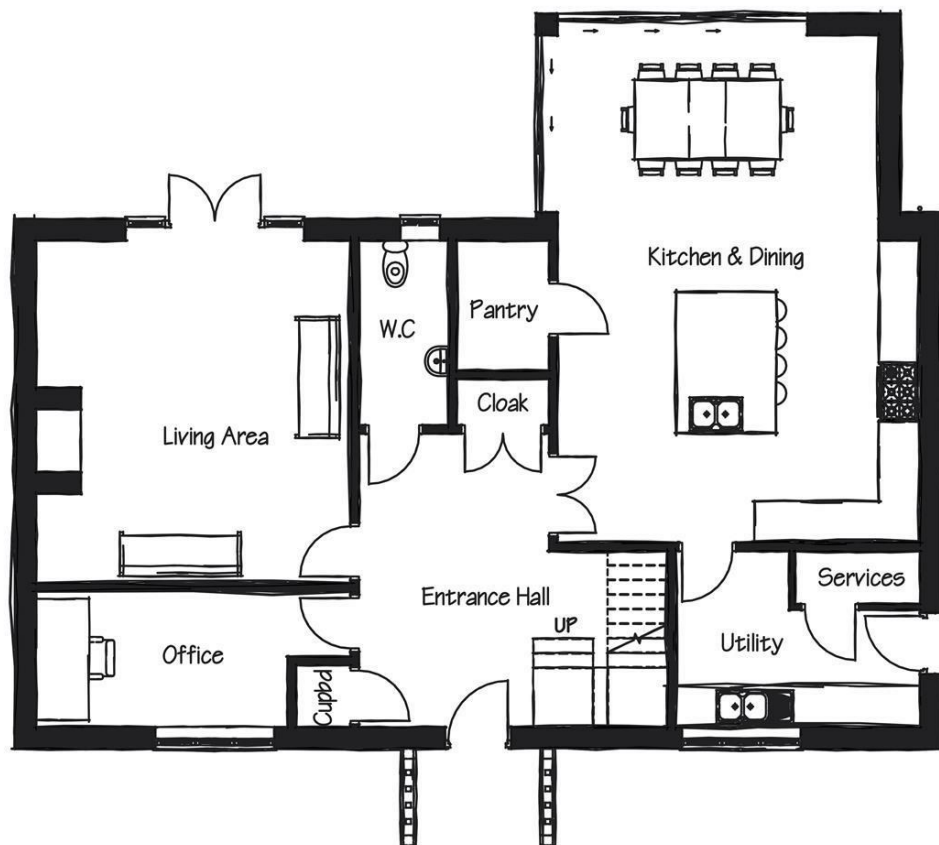
### Directions

#### From Gillingham High Street

Proceed down the high street and turn left at the main road. At the traffic lights turn right heading towards Wincanton onto Wyke Street, which becomes Wyke Road. Take the second turning left into Broad Robin and follow this road, which merges into Common Mead Lane. The site will be found a short the left hand side. SP8 4RE







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