





# Common Mead Lane, Gillingham

A rare opportunity to own a stunning, brand-new home offering 2,583 sq. ft./240 sq. m of beautifully designed living space. Built to an exceptional calibre by highly respected local builders, this bespoke property seamlessly blends style, space, and sustainability.

Designed with eco-friendly living in mind, the home features top-of-the-range fixtures and fittings, including a bespoke kitchen with stone work surfaces and high-end appliances. Luxury flooring—limestone, porcelain, and engineered oak—adds elegance and sophistication throughout key areas.

Upon entering, you are greeted by a striking reception hall, boasting double-height windows that flood the space with natural light. The impressive design creates a real wow factor, with an open aspect to the first floor, adding to the home's sense of space and grandeur.

At the heart of the home is a contemporary open-plan kitchen and dining area, with bi-folding doors opening onto the garden, creating the perfect space for entertaining and family gatherings. The spacious sitting room features a fireplace with the option for a wood burner, while a separate home office provides a quiet space for remote working.

The upper level boasts four generously sized double bedrooms, two of which feature Juliette balconies and ensuite shower rooms, offering a touch of luxury and stunning views. The principal suite benefits from a walk-in wardrobe, adding to the home's impressive appeal.

Externally, the property offers garaging, ample parking, and a blank canvas garden, ready for the new owners to personalise. Positioned on the edge of town, with countryside surroundings, this home provides the best of both worlds—modern convenience and tranquil rural charm.

A truly unique opportunity to own a stylish, spacious, and energy-efficient home, built to the highest standards by a renowned local builder. Don't miss out on this exceptional new home!









## The Property

### The Accommodation

#### Inside

##### Ground Floor

The front door opens into an inviting and spacious bright reception hall with double height windows and opens up to the first floor level. There is 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 hub of the household will definitely 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 galleried 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, the principal bedroom also has the advantage of a walk in wardrobe.

#### Outside

##### Parking and Garage

The property benefits from an attached single garage with remote controlled up and over doors, and benefits from light and power plus further parking in front on the brick paving. There is also a convenient outside water tap. There is a further single garage, which is attached to plot 4's garage and is an open plan design and also has light and power.

##### 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

### 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.

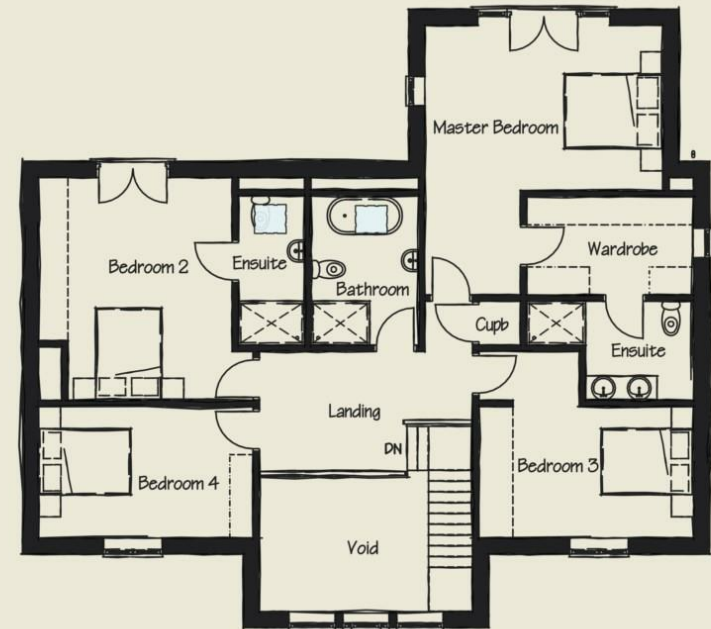
### Directions

#### 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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