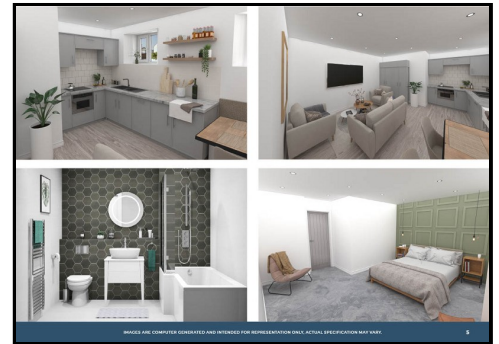
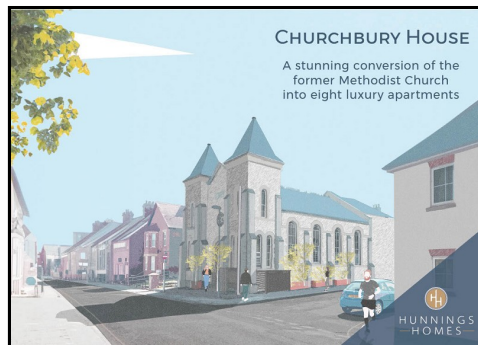




**Churchbury House Queen Street, Gillingham, Dorset. SP8 4DZ**

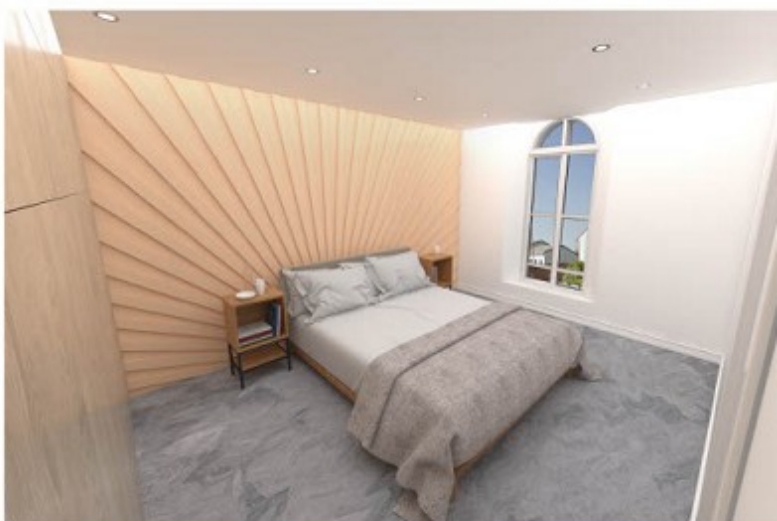
**From £135,000**



**Ross Nicholas & Company Limited**  
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01425 277 777







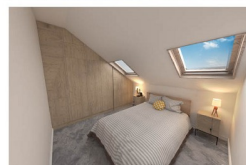
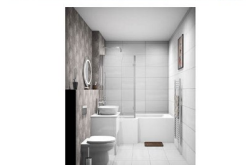
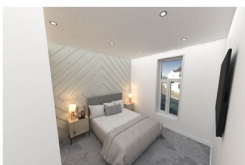
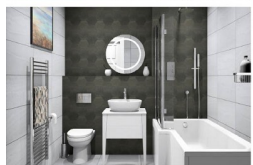
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## Churchbury House Queen Street, Gillingham, Dorset. SP8 4DZ

### From £135,000

Churchbury House - The home you have been waiting for. Under construction are these beautifully appointed apartments set in the heart of Gillingham Town centre within walking distance to all the local amenities and the Train Station for direct connection to London and the West Country. Parking places are available for an additional fee. The properties are due for Completion Early Summer of 2024 and Reservations are now being taken.



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## ABOUT THE DEVELOPMENT

The Churchbury House development comprises of eight luxury apartments with a mixture of one and two beds spanning over the buildings three floors. These high quality and thoughtfully designed properties boast well-planned living spaces, modern comfort and impressive contemporary finishes however the conversion has been extremely sympathetic to the history and tradition of the building.

## LOCATION

Gillingham is just five miles from Shaftesbury and nestles among the lush pastures of the sweeping Blackmore Vale. It is Dorset's most northerly town and borders Somerset and Wiltshire. It is only four miles from the A303 main route, is easy to reach and conveniently positioned for exploring Dorset and its neighbouring counties of Somerset and Wiltshire.

Gillingham railway station originally opened in 1859 and there is a direct train into Waterloo (London) in just under two hours. Although now quite modern, with the only mainline railway station in north Dorset, the town's origins can be traced back to Saxon times and beyond. The town is the site of Dorset's first grammar school established in 1516 and many Tudor buildings can still be seen.

## VIEWING ARRANGEMENTS

Viewings are available from Early December but purchasers must appreciate that this is a working construction site and will not be allowed to go onto the site unaccompanied at any time.

## RESIDENTS PARKING

There are Six parking spaces available for a one off fee of £10,000 per space. A maximum of one space will be sold to each property.

## LEASEHOLD & MAINTENANCE FEES

We await details of the Annual Service Charges but are not expecting them to be vast. The properties will be sold on a Share of Freehold Tenure, lease length to be confirmed, with a peppercorn Ground Rent.

## DIRECTIONAL NOTE

Queen Street is found just off the centre of Gillingham High Street. The What Three Words for the development are: curls.eruption.gear

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## NEW HOMES NOTICE

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.

## TENURE

The resale tenure for this property is Share of Freehold

## EPC RATING

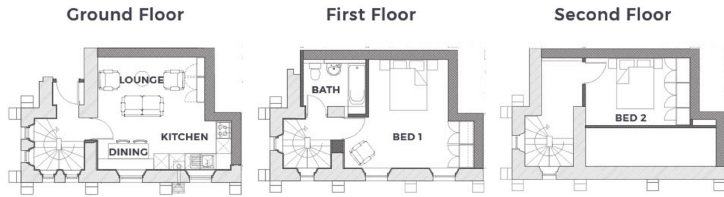
The EPC rating for this property is TBC

## BAXTER & CLARENDON

(73sqm)

Baxter and Clarendon are the two centre piece apartments with the entrances via the front door and the main spires incorporating each of their private staircases. Generously laid out over three storeys, these two bedroom triplex apartments are a stunning example of what the chapel has to offer.

The Baxter & Clarendon apartments provides a fantastic open plan living area with contemporary kitchen on the ground floor and an expansive master bedroom on the first floor along with the main bathroom. The ground and first floors are filled with natural light from the original windows and the second bedroom can be found on the second floor with Velux windows offering plenty of light into the top aspect of the building.



Car parking spaces are available on request at an additional cost

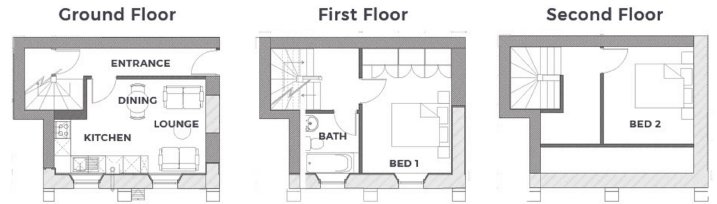
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## DAVENANT & FLETCHER

70sqm

Davenant & Fletcher are two stunning triplex apartments that occupy the centre of the existing chapel. The entrances are via the North Entrance and as with the Baxter & Clarendon apartments, they are generously laid out over three storeys and offer a modern spin on a beautiful traditional building.

These apartments offer an open plan, kitchen diner and living area on the ground floor with the master bedroom on the first floor along with the main bathroom. Both of these floors have the added benefit of the original church arched windows. The second bedroom can be found on the second floor with Velux windows offering plenty of natural light to the top floor.



Car parking spaces are available on request at an additional cost

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## GEORGE BUTLER & LYNDON

37sqm

George Butler & Lyndon are two fantastic one bedroom apartments that are situated on the ground and first floors respectively of the chapel. The entrance for the George Butler apartment is via its own private south facing courtyard. The Lyndon entrance is situated on the North elevation and is located on the first floor of the building.

These apartments offer an open plan, kitchen diner and living area. The large double bedroom has the benefit of one of the stunning church arched windows. The kitchens and bathrooms compliment the building perfectly and these apartments are ideally suited to a first time buyer or someone looking to downsize.



Car parking spaces are available on request at an additional cost

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## HURLEY

64sqm

Hurley is a beautiful two bedroom duplex apartment that is located on the ground and first floors of the chapel. The entrance for the Hurley apartment is via its own private entrance on the North elevation. Hurley also benefits from its own private south facing courtyard.

This apartment has a spacious open plan, kitchen diner and living area located on the ground floor. Both large double bedrooms are located on the first floor along with the main bathroom. Hurley has the benefit of some of the stunning church arched windows.



Car parking spaces are available on request at an additional cost

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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.