



Harvest Hill
Charminster Farm
£479,950



Offered with no forward chain, is this attractive, well-presented, semi-detached family home set in the popular Charminster Farm development. Accommodation includes a reception room, utility, kitchen/diner, three bedrooms with en-suite facilities to the principal bedroom, family bathroom and ground floor WC. Externally, the home enjoys a predominately lawned rear garden with patio area. There is a generous gravel drive with single garage with pitched roof. EPC rating B.

Charminster Farm is a modern development on the edge of the popular village of Charminster. Charminster boasts pretty cottages and mosaic pavement dating from Roman times, a 12th-century parish church dedicated to St. Mary, and the scenic River Cerne flowing through it. Charminster offers two village pubs, a well-regarded and popular first school and two village halls. Nearby Charlton Down offers a convenience store. Surrounded by rolling countryside, Charminster offers a peaceful rural setting while being conveniently close to the amenities of Dorchester.

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Entrance to this attractive property is gained via a short path, with lawn and shrubs to either side, leading to a part-glazed front door opening onto the hallway providing access to all ground floor rooms including the ground floor WC and an under-stairs storage cupboard. Amtico flooring flows from the hall through to the generous and stylish kitchen/dining room.

The kitchen/diner is furnished with a contemporary range of wall and base units with worksurface over and under cabinet lighting. The room is fitted with a number of integrated appliances including Neff dishwasher, Neff microwave oven, double oven and grill, Neff induction hob with extractor over, Neff fridge/freezer and Kinetica water softener. There is ample space for dining table and chairs and French doors lead out to the garden. There is a separate utility room with further storage and worksurface over with stainless steel sink and drainer. Space is offered for further white goods and boiler is housed here. A door leads to the garden.

The ground floor is finished with a dual aspect reception room with French doors opening onto the garden. There are USB sockets throughout.

Stairs rise to the first floor where there are three double bedrooms. Bedroom one is fitted with double wardrobes and a door leads to a modern ensuite shower room fully. Bedrooms two and three are serviced via a modern bathroom fitted with a white suite comprising WC, wash hand basin with storage beneath, bath with shower over. There is a heated towel rail.

Externally there is a south facing sunny garden offering a level, easily maintained space. It is mainly laid to lawn with patio area abutting the property and a flower bed border with young trees and plants. There is a side gate for access to the drive plus water point and external lighting. The single garage offers an electric door.

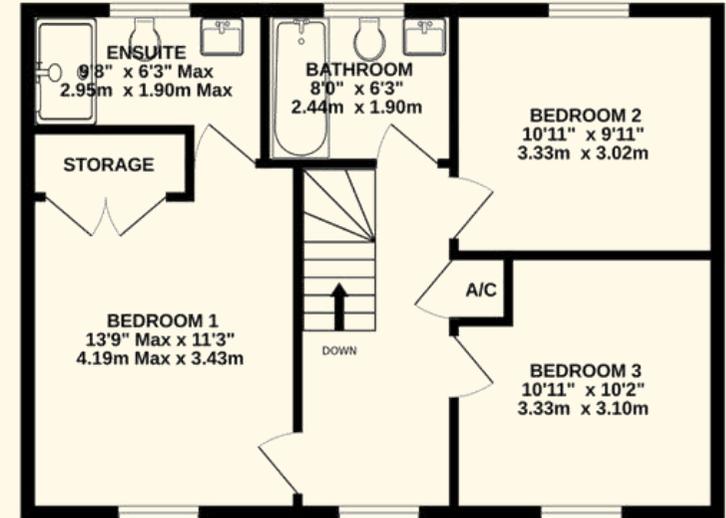
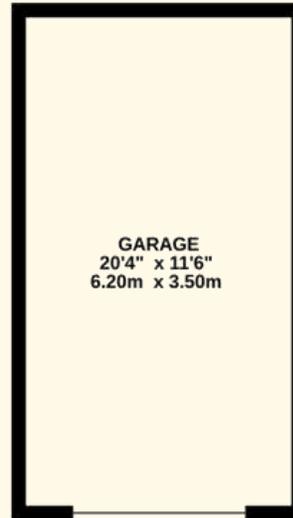
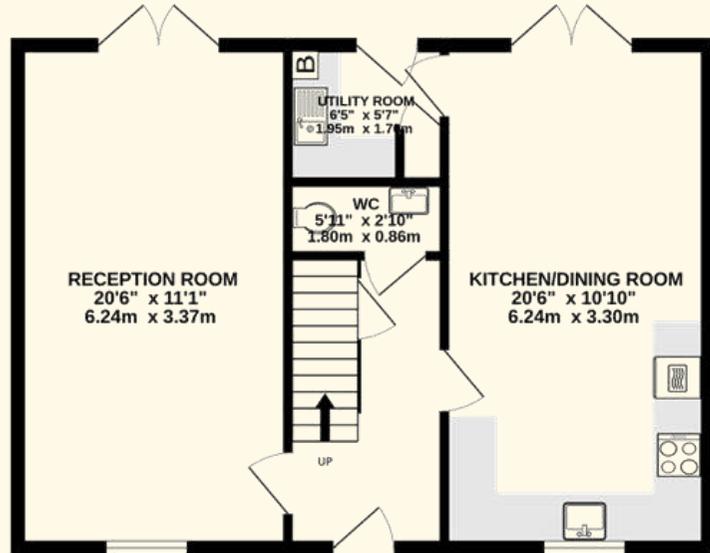
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GROUND FLOOR
814 sq.ft. (75.7 sq.m.) approx.

TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



Planning Applications:

P/FUL/2025/07085 – proposed extension to the Charminster Farm development – decision pending

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970.

Council Tax Band E.

Agents Notes:

The property was built in 2020 by Wyatt homes and is offered with a 10-year guarantee from October 2024.

We are advised there will be an annual service charge for communal areas on the appointment of a managing agent.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Mobile and Broadband:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

Visit the Ofcom website checker for up-to-date information please visit <https://checker.ofcom.org.uk>