



Chestnut Road
Charlton Down
£300,000



A well-presented three-bedroom semi-detached house situated in Charlton Down, offering well-proportioned and versatile accommodation arranged over two floors. The property features a spacious lounge/diner with patio doors opening onto the rear garden, a fitted kitchen, downstairs WC, three bedrooms and a family bathroom. Outside, there is a low-maintenance rear garden, together with a single garage providing useful parking and storage. EPC rating C.

Charlton Down is a highly regarded village situated just four miles north of the historic county town of Dorchester, famous for its unique blend of grand Victorian architecture and modern residential design. The community is centered around the magnificent Herrison Hall and offers a wealth of local amenities, including a convenience store with a Post Office, a fitness club, and a picturesque cricket ground. Surrounded by the rolling Dorset countryside, the village provides an idyllic setting for outdoor enthusiasts with numerous nature walks on the doorstep, while also sitting within the catchment area for the prestigious Thomas Hardy School and offering excellent rail links to London and Bristol from nearby Dorchester.



A wooden front door opens into the hallway, which provides access to the ground floor accommodation. The kitchen is fitted with a range of wall, base and drawer units, complemented by a stainless-steel sink with drainer and mixer tap. Integrated appliances include a gas oven and four-ring gas hob with extractor hood over, while there is additional space for both a washing machine and freestanding fridge/freezer. A spacious and versatile sitting/dining room provides an excellent area for both relaxing and entertaining. The room features a useful storage cupboard and double-glazed patio doors opening directly onto the rear garden. The ground floor is completed by a convenient cloakroom comprising a WC and wash hand basin.

The first-floor landing provides access to all three bedrooms and the family bathroom, with an access hatch to the loft, airing cupboard and double-glazed side window.

There are three bedrooms, with the largest two both being double rooms and benefitting from fitted wardrobes. The family bathroom comprises a WC, wash hand basin and bath with shower overhead. The room is finished with partly tiled walls and laminate flooring.

To the rear is a low-maintenance garden, predominantly laid to stone, with a pathway extending to the rear and providing access to the garage. The property benefits from a single garage with an up-and-over door, power and a separate wooden door providing access to the garden path.

Flood Risk:

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

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

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

Services:

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

Stamp Duty:

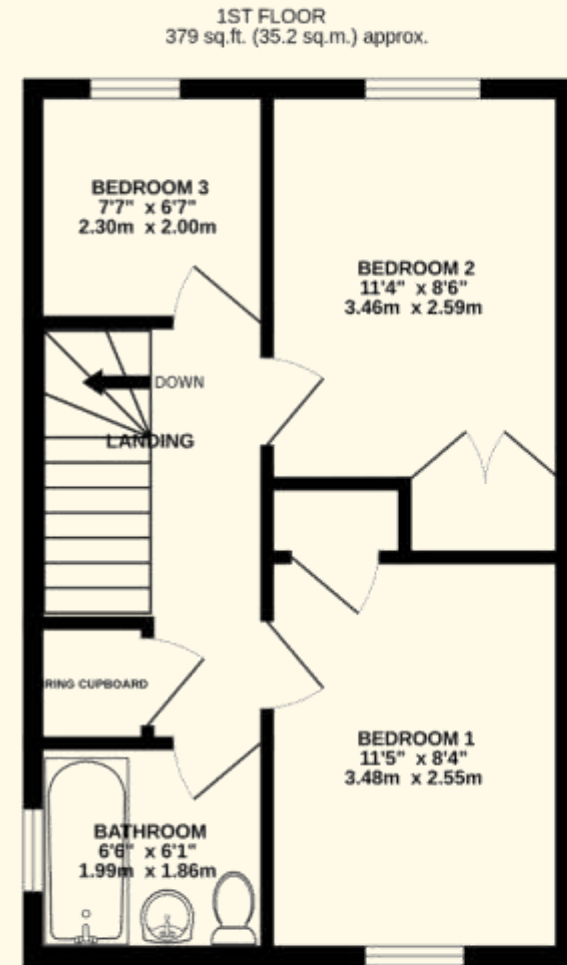
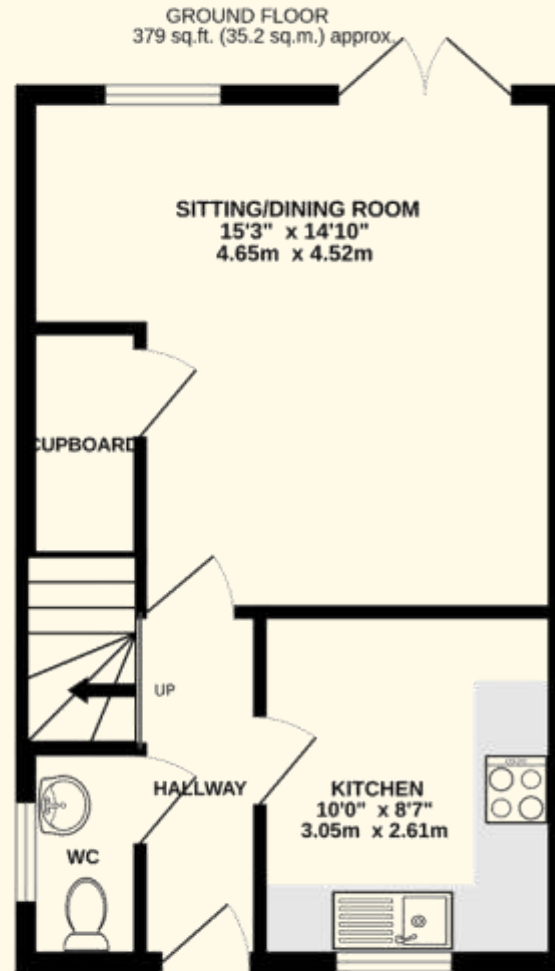
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Agents Notes:

Annual service charge of £279.08 to Meadfleet Management Company.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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