



## Meech Way, Dorchester

Asking price £475,000

Found on the edge of a conservation area, this is an exceptional opportunity to acquire a substantial four-bedroom detached family home situated in the highly desirable village of Charlton Down. Offered to the market with no forward chain, this property boasts an expansive footprint with two generous reception rooms, a large conservatory, a kitchen/diner, utility, three bathrooms two being en-suite facilities to bedroom one and two. Externally, a detached, generously sized double garage provides excellent storage solutions and private gated parking. While the home requires some modernization, it presents a fantastic canvas for buyers looking to put their own stamp on a premium village property. EPC Rating TBC.

### Situation

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.

### Description

On approaching the lovely home, an attractive and well-maintained frontage features mature trees, shrubs and plants create pleasant colour and texture, a pathway to the front door is abutted by lawned areas, while a double gate provides excellent security to a generously sized detached garage. On entering the home, a part glazed door opens into the hallway providing access to all primary rooms, stairs that rise to the first floor and a good-sized storage cupboard.

The ground floor features an excellent layout designed for versatile family living. A bright and spacious double-aspect sitting room features an open fireplace and double doors flows seamlessly into a generously sized Conservatory, offering views and direct access out to the private rear garden. Across the hallway, the separate Dining Room offers versatility and provides a brilliant space for entertaining. The heart of the home is the expansive kitchen/diner, featuring wall and base level units, an integrated eyelevel oven and grill, four ring gas hob and stainless-steel sink with mixer tap. The kitchen/diner is served by a highly practical separate Utility Room. A convenient Downstairs WC completes the ground floor.

Stairs rise to the first Floor, where the property provides four well-proportioned bedrooms arranged around a central landing. Bedroom one is a generous sized double and serves as the primary room, benefiting from en-suite facilities and built in storage, whilst bedroom two, also of good size and serves as an ideal guest suite or alternative primary bedroom, complete with its own En-Suite shower room. A spacious Family Bathroom serves bedroom three and four, and is comprised of panel enclosed bath, w/c and wash hand basin.

Externally, the property benefits from a superb plot, to the front, gated secure parking opens onto a tarmac driveway providing plenty of off-road vehicle space. The Detached Double Garage features an up-and-over door, power, lighting, and a handy side pedestrian door. The private, wrapping gardens to the side and rear are primarily laid to lawn, punctuated by mature trees and shrubs, alongside a paved patio area perfect for outdoor dining.

### Agents Notes

We are advised there is a 6 monthly Mead fleet charge of £129.16.



### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council tax band F.

### 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>

### Services

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

### Flood Risk

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

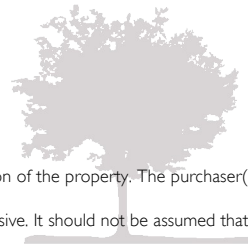
<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit: <https://checker.ofcom.org.uk>.



Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

