



Herrison Road
Charlton Down

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Set in the peaceful village of Charlton Down and within a designated conservation area, is this well-maintained, semi-detached family home. Accommodation includes two reception rooms, a modern kitchen, separate utility room and WC, three bedrooms, one of which benefits from an en-suite bathroom, and family shower room. Outside, you'll find a mature and well-maintained rear garden, a single garage and driveway, providing convenient off-road parking.

Charlton Down is a newer village and offers a convenience store and Health Club with a gym, classes and sauna. Also located in the village, is The Victorian Hall, which has a variety of classes and hosts events including yoga, classical concerts and Christmas fairs. There is an allotment site for use by the village (by application). The Parish is situated within 4 miles of Dorchester town centre offering a plethora of amenities and nearby Charminster has multiple public houses, a parish church and a primary school. Weymouth is within 10 miles for the nearest beach and the celebrated Jurassic coastline. The 26-mile circular Cerne Valley Way Walk passes via Charminster.



Ground Floor:

A UPVC entrance door opens into the property's hallway, with access offered to one of the reception rooms and kitchen.

The kitchen has been tastefully renovated with a range of cream wall and base level units with Corian work surfaces and upstands. There is a free-standing oil-fired AGA (which will stay) and integral dishwasher. The kitchen flows in to an extended living area with two skylight windows and French doors providing direct access on to the rear garden. Stylish engineered oak flooring completes the room.

A utility room offers additional space for appliances and storage. The room leads to the WC.

The second reception room offers a warm and versatile space, ideal for use as a dining area, study or snug. Currently set up as a dining room, it features attractive wooden flooring, a central wood-burning stove and dual aspect.

Completing the ground floor, is a bedroom, accompanied by an airing cupboard and a wonderful en-suite bathroom, furnished with a panel enclosed bath with part-shower screen and shower attachment, WC and wash hand basin.

First Floor:

On the first floor, there are two further bedrooms, both double in size and both appointed with fitted wardrobes. Also located on this floor, is the family shower room. The room has tiled flooring throughout and is fitted with a modern suite comprising a shower cubicle, WC and wash hand basin.

Outside:

The garden is a real feature of the property, a beautifully established outdoor space filled with a rich variety of mature plants, shrubs, and trees. A paved patio area sits directly behind the house, providing a lovely spot for seating and outdoor dining. The lawn is bordered by planting. Additional features include a timber shed and greenhouse. The single garage benefits from an up-and-over door to the front, a side pedestrian access door, as well as power and lighting. To the front, the private driveway provides off-road parking for up to three vehicles.



Services:

Mains water and drainage are connected. Oil fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is C.

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 and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit

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

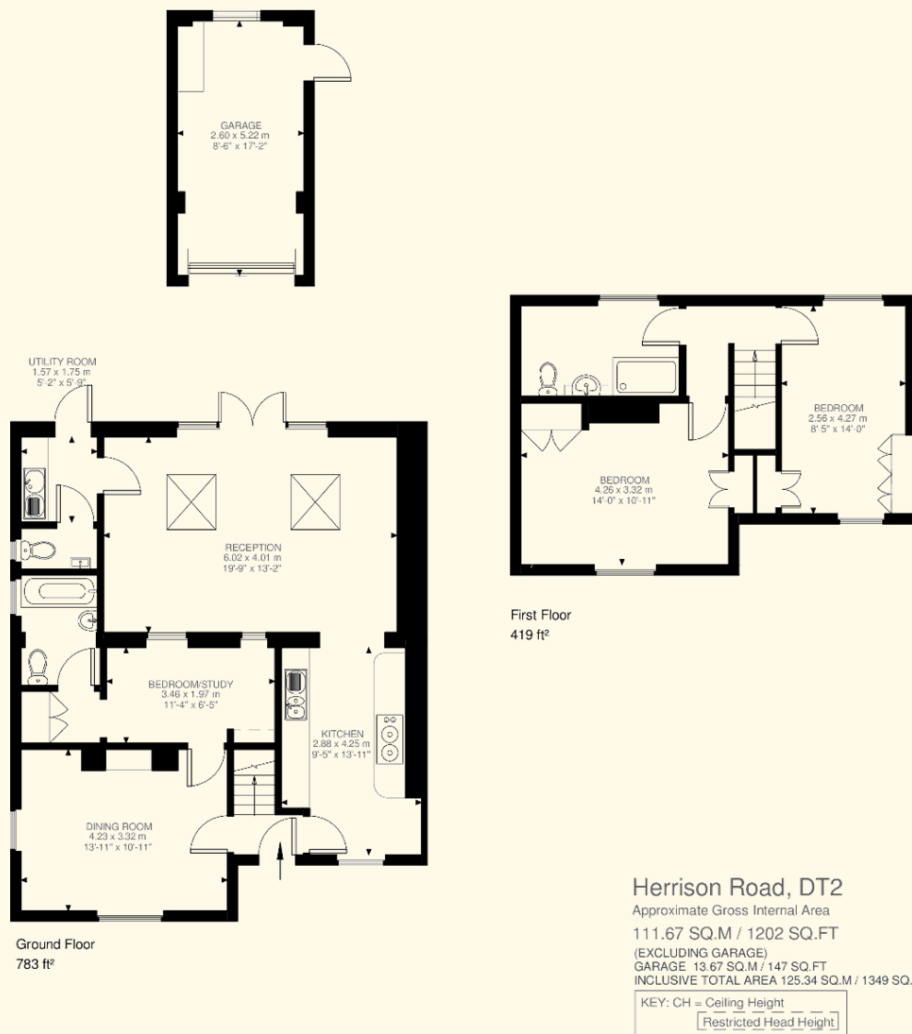


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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