



Australia Road
Chickerell
£395,000



OFFERED WITH NOFORWARD CHAIN and nestled in a sought-after cul-de-sac in Chickerell, this newly built, elevated three-bedroom detached home, completed in 2022, offers breathtaking views of the surrounding fields, fleet and seascapes. Built to a high specification with generous dimensions throughout, the property boasts modern open-plan living, a well-equipped kitchen/diner with bi-folding doors, and benefits from a 10-year Build zone Guarantee. Accommodation includes three comfortable bedrooms, with the primary room featuring en-suite facilities, and a family bathroom. Externally, the property provides convenient parking. EPC rating B.

Perfectly balancing a peaceful village atmosphere with the convenience of a town, Chickerell is a highly sought-after location for families and professionals alike. At its historic heart, you'll find charming stone cottages, two popular public houses and the essential local post office and pharmacy. For those who prioritize education and recreation, the community is home to the well-regarded Chickerell Primary Academy and is just a stone's throw from Budmouth Academy. Nature is a constant companion with easy access to the tranquil Bennetts Water Gardens, the scenic walks of Chickerell Downs, and the rugged beauty of the nearby Fleet Lagoon and Chesil Beach.

Beyond its own borders, Chickerell serves as a gateway to the best of the Jurassic Coast. Just three miles to the east lies the vibrant seaside town of Weymouth with its sandy beach and historic harbour. To the west, the picturesque village of Abbotsbury is home to Abbotsbury Swannery and Subtropical Gardens, while the bustling market town of Bridport is an easy drive away for artisan markets and independent shopping. With excellent bus links connecting you to the county town of Dorchester, Chickerell offers the ultimate Dorset lifestyle: rural tranquillity without ever being out of touch.



Entrance to this lovely family home is via a part-glazed front door, which opens into a welcoming entrance hall, an ideal space for coats and shoes. From here, two further doors lead to the ground floor cloakroom/WC and the impressive open-plan living space, which immediately sets the tone for the property. Neutral tones and tasteful décor enhance the bright and airy feel throughout. The living area is a superb open space, featuring bi-folding doors that open out to the garden, further enhancing the space while offering stunning views across the surrounding fields, Fleet Nature Reserve, and seascape. Wood-effect flooring complements the living area, while tiled flooring defines the kitchen/dining room. Here, a well-equipped fitted kitchen comprises a range of wall and base units with work surfaces over, incorporating a breakfast bar. Integrated appliances include a washing machine, fridge/freezer, and dishwasher, along with a cupboard discreetly housing the boiler. The kitchen is finished with inset lighting, a 5-ring gas oven, and a door providing access to the rear garden. Stairs rise to the first floor, where the style and décor continue throughout. The landing provides access to three double bedrooms. The principal bedroom benefits from double wardrobes, an additional storage cupboard, attractive sea views from the front aspect, and is served by an en-suite shower room. The remaining bedrooms are all filled with an abundance of natural light, enjoying views of the surrounding area, and are served by a modern family bathroom. This features a contemporary white suite comprising a panel enclosed bath with inset lighting, WC, and wash hand basin set within a vanity unit, complemented by fully tiled walls and flooring for a sleek finish.

Externally, to the front, the elevated garden has been thoughtfully designed and is predominantly laid to lawn, with a patio area abutting the property that takes full advantage of the uninterrupted views across the fleet, sea, and surrounding fields. Steps lead down to the driveway, providing off-road parking and access to a shed for additional storage. The raised garden also benefits from glazed balustrades. To the rear, the property enjoys a private and enclosed garden, laid to shingle, offering further space for outdoor seating and entertaining.

Services:

Mains electricity, water and drainage are connected.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.

Broadband:

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

Mobile phone service varies dependent upon your provider.

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

Flood Risk:

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

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

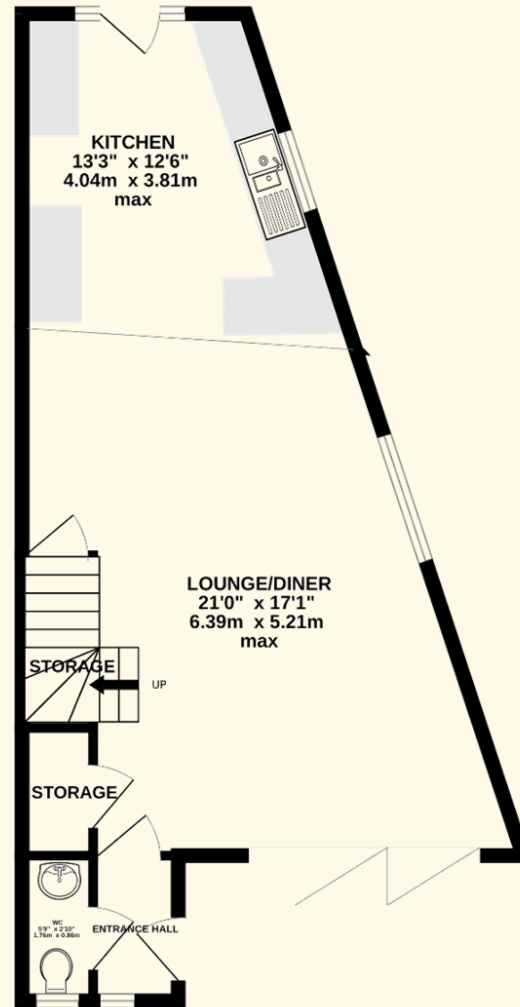
Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

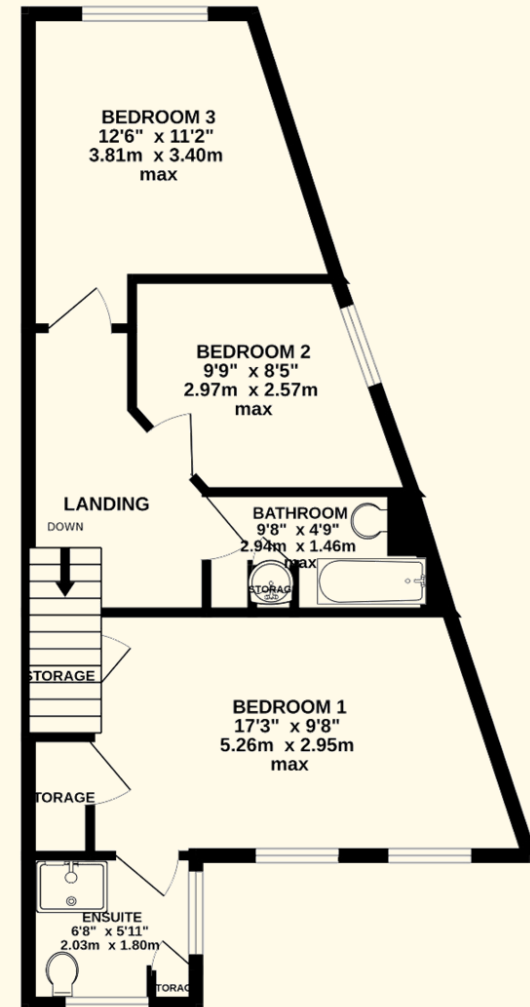
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

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.

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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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