



Pasture Lane
Charminster

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Located in the sought-after area of Charminster, is this detached, modern family home, offering well-proportioned accommodation including a rear aspect sitting room, kitchen/dining room that serves as the heart of the home, a separate utility room and a ground floor WC. Upstairs, the home boasts four bedrooms, two of which benefit from en-suite facilities, in addition to a family bathroom. Externally, the property enjoys a well-maintained, southerly facing enclosed rear garden, a double garage, and a shingled driveway providing off-road parking. EPC rating B.

Charminster village presents a traditional, old English image with its beautiful 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, two village halls, a convenience store, which houses a post office, and a Norman Church. Surrounded by rolling countryside, Charminster offers a peaceful rural setting while being conveniently close to the amenities of Dorchester.



An entrance door takes you immediately through to the property's hallway and grants access to all ground floor rooms, including the WC.

The kitchen/dining room offers a generous space ideal for both everyday living and entertaining. To the rear, there is ample room for dining furniture and French doors open directly onto the garden. The kitchen area is well-equipped with a comprehensive range of wall and base level units, complemented by worksurfaces over and tile-effect Antico flooring. Neff integral appliances include a double oven and grill, dishwasher, fridge-freezer, and a four-ring hob.

The sitting room is located to the rear of the home and provides another convenient access point to the garden. This inviting room can be reached from both the kitchen/dining room and the main hallway, providing a flowing layout. A central fireplace serves as the focal point of the room.



A study adds further living accommodation to the property and completes the ground floor.

On the first floor, there are four bedrooms, two of which are appointed with modern en-suite shower rooms. Three of the bedrooms are also accompanied by fitted storage.

A tastefully fitted family bathroom serves the remaining bedrooms and is furnished with a suite including a panel enclosed bath, shower cubicle, WC and wash hand basin with vanity storage below. The room is complete with both tiled walls and flooring.

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#>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is F.

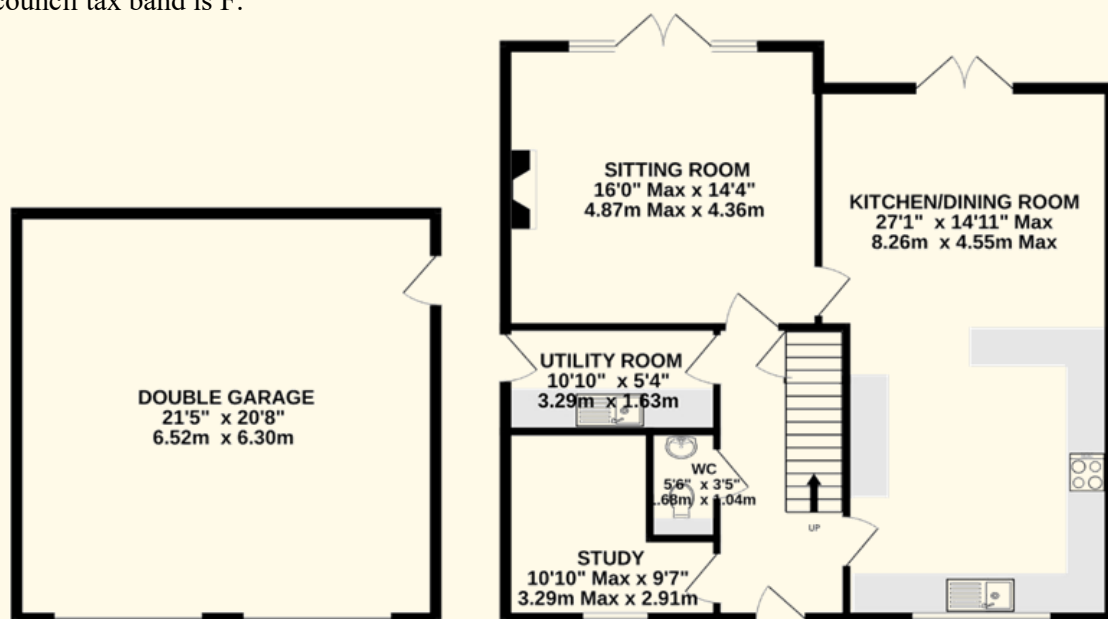
Broadband and Mobile Service:

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

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

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

GROUND FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA : 2177 sq.ft. (202.2 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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Externally:

Outside, the property boasts a southerly facing, enclosed rear garden. A paved patio area directly abuts the rear of the house, providing the perfect spot for outdoor furniture and al fresco dining. The remainder of the garden is laid to lawn. A pedestrian door gives direct access to the double garage, while a gated side gate leads conveniently to the shingled driveway.

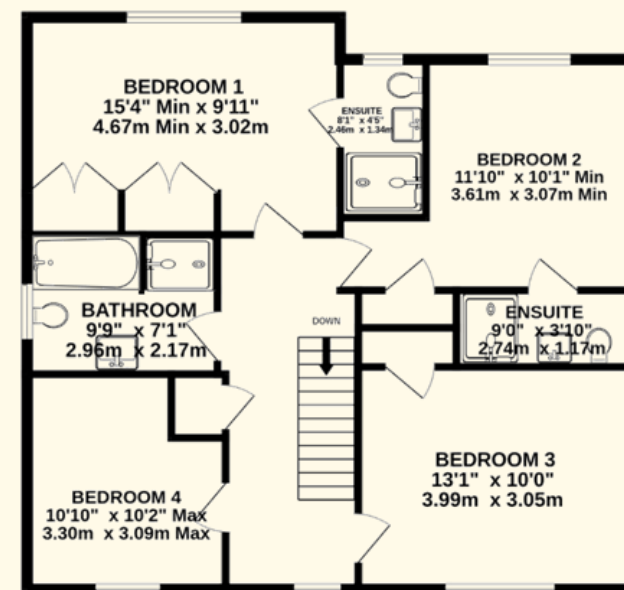
Agents Notes:

There is a communal service charge of approximately £319.35 per year.

Services:

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

1ST FLOOR
870 sq.ft. (80.8 sq.m.) approx.



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.