



Willow View  
Charlton Down









OFFERED WITH NO FORWARD CHAIN this substantial, detached family home is situated on the edge of the popular village of Charlton Down and overlooking an area of outstanding natural beauty with panoramic countryside views. The property is arranged across three floors and has been extended over two therefore, maximising the impressive views with beautifully presented accommodation comprising a dual aspect sitting room, spacious kitchen/dining room and separate utility room, five bedrooms with en-suite facilities to bedrooms one and three, family bathroom and ground floor WC. Externally, the property enjoys an attractive rear garden with a south-westerly facing aspect, office/studio and ample off-road parking to the front and side. EPC rating C.

Charlton Down is a newer village and offers a convenience store and Health Club with a gym, classes and sauna. The Herrison Hall has a variety of classes and hosts events including yoga, classical concerts and Christmas fairs. There is also a sociable cricket club and an allotment site for use by the village (by application). The Parish is situated within 4 miles of Dorchester town centre and 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 and Dorchester and there are buses from Charlton Down going to Dorchester, Charminster, Yeovil and Sherborne.





Upon entry you are taken through to the hallway where access can be gained to the majority of ground floor rooms. In the hall, there is also a useful storage cupboard.

The light and airy sitting room features generous dimensions and bi-fold doors which provide direct access to the rear garden.

The kitchen/dining room has been extended to create a modern and social feel and has been fitted with a bespoke, hand-made kitchen with a range of Neptune wall and base level units with Granite worksurfaces over. Integral appliances include a Rangemaster oven/hob, larder fridge and dishwasher. A central island creates more storage options and a dual aspect offers uninterrupted countryside views.

A separate utility room provides further worksurfaces, space for appliances and leads through to the ground floor WC.



A set of stairs rise to the first floor where bedrooms one and two are situated. On the landing, there is also a storage cupboard. Bedrooms one and two are both generous in size with bedroom one further benefitting from a Juliet balcony overlooking the countryside, dressing room and en-suite shower room. The suite is fully tiled with facilities including a walk-in shower, double sink and WC.

An additional set of stairs rise from the first-floor landing to the second floor where the remaining bedrooms and family bathroom are situated. The airing cupboard can also be located on the second-floor landing. There are three bedrooms on the top floor, with fitted storage to bedrooms four and five and an en-suite shower room to bedroom three.

The family bathroom is furnished with a suite consisting of a panel enclosed bath, WC and pedestal wash basin.

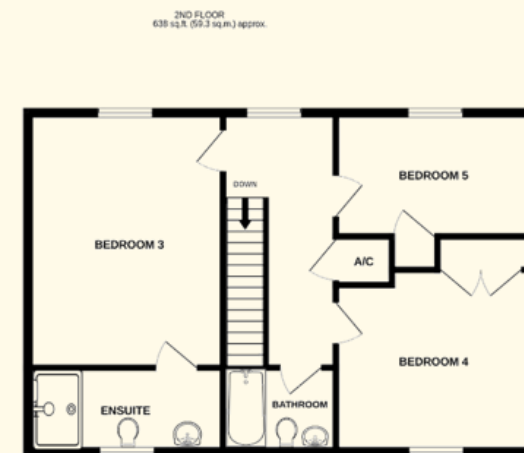
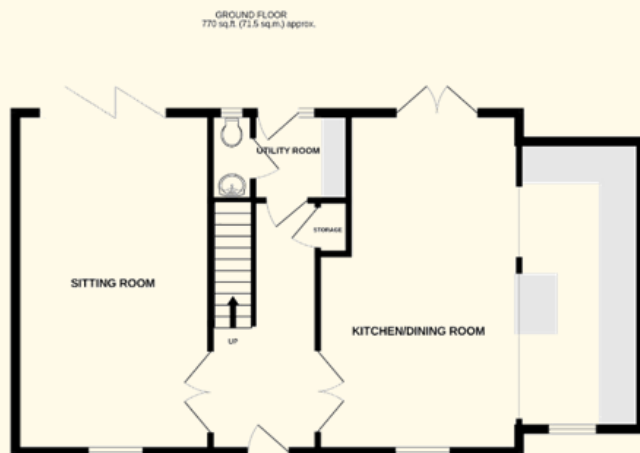




Externally, there is a good-size rear garden benefitting from a south-westerly facing aspect and an area of paving abutting the property and creating an ideal space to place outdoor furniture. The garden is mainly laid to lawn with plants and shrubs. In addition, the home has a double garage which has been converted to an office/studio space, and ample off-road parking to the front and side.







218 sq.ft. (20.3 sq.m.) approx.



### Local Authorities:

Dorset Council  
County Hall  
Colliton Park Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the  
council tax band is F.

**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.

**TOTAL FLOOR AREA : 2393 sq.ft. (222.3 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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### Room Dimensions:

Sitting Room	6.32m x 3.33m (20'09" x 10'11")
Kitchen/Dining Room	6.32m x 6.05m (20'09" x 19'10") max
Utility Room	1.75m x 1.63m (5'09" x 5'04")
Bedroom One	6.05m x 3.99m (19'10" x 13'01") max
Dressing Room	2.49m x 2.21m (8'02" x 7'03") max
Bedroom One En-suite	2.64m x 2.21m (8'08" x 7'03") max
Bedroom Two	6.32m x 3.33m (20'09" x 10'11")
Bedroom Three	4.78m x 3.38m (15'08" x 11'1")
Bedroom Three En-Suite	3.38m x 1.50m (11'01" x 4'11")
Bedroom Four	3.38m x 3.30m (11'01" x 10'10")
Bedroom Five	3.38m x 2.31m (11'01" x 7'07")
Family Bathroom	2.08m x 1.73m (6'10" x 5'08")

### Agents Notes:

Please note there is a communal  
management charge of approximately  
£105.33 per six months.

### Services:

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