



Meech Way
Charlton Down
£450,000



OFFERED WITH NO FORWARD CHAIN, this substantial four-bedroom detached home offers a rare opportunity to acquire a property of generous proportions with excellent potential. The versatile accommodation includes two spacious reception rooms, a large conservatory overlooking the gardens, a kitchen/dining room, a utility room, four well-proportioned bedrooms, and three bathrooms, including en-suites to both the principal and second bedrooms. Externally, private gated parking leads to a detached double garage, while the mature setting provides a wonderful sense of privacy. An excellent opportunity to modernise and create a superb family home in one of Charlton Down's most sought-after locations. EPC Rating C.

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.



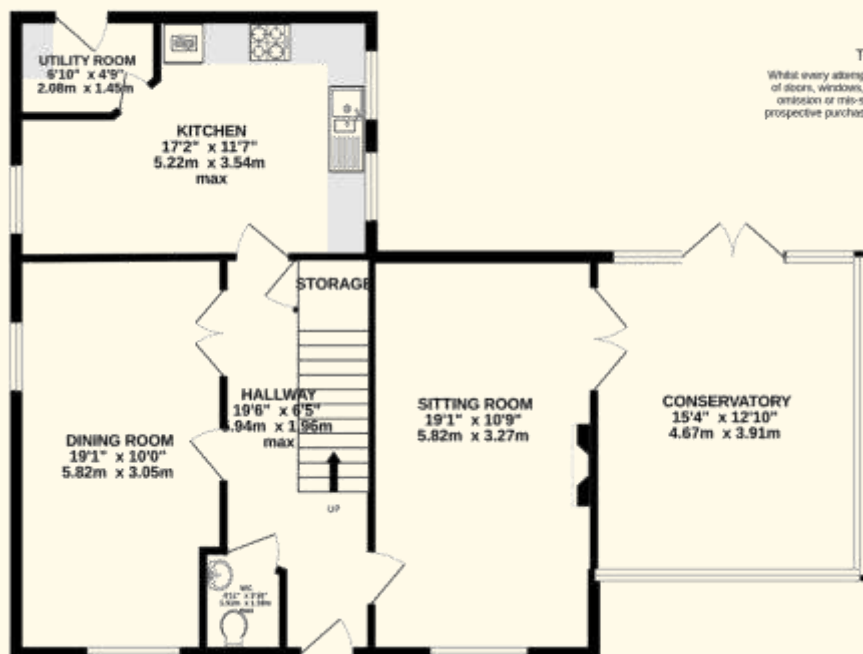
Approached via an attractive frontage framed by mature trees, established shrubs, and a well-maintained lawned area, the property immediately creates a welcoming first impression. A pathway leads to the front entrance opening onto spacious entrance hall, setting the tone for the generous accommodation throughout and providing access to the principal reception rooms and a useful storage cupboard.

Designed with family living in mind, the ground floor offers a superb balance of formal and informal living space. The dual-aspect sitting room is flooded with natural light and centered around an attractive open fireplace, creating a warm and inviting atmosphere. Double doors open into a substantial conservatory, providing an additional reception area and enjoying pleasant views across the private gardens. Positioned opposite, the separate dining room offers an elegant setting for entertaining and family gatherings, while the spacious kitchen/dining room forms the heart of the home. Fitted with a range of wall and base units, integrated appliances, and ample workspace, it provides excellent potential for future enhancement and modernisation. A separate utility room and convenient ground-floor w/c add further practicality.

The first-floor hosts four well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys fitted storage and an en-suite bathroom, while the second bedroom also benefits from en-suite facilities, making it ideal for guests or multi-generational living. Two further bedrooms are served by a family bathroom, completing the accommodation.

Outside, the property occupies a particularly generous plot with private gardens wrapping around the side and rear. Predominantly laid to lawn and bordered by mature trees and established planting, the gardens offer a wonderful sense of privacy and seclusion. A paved terrace provides the perfect setting for outdoor dining and summer entertaining, while secure double gates provide access to a detached double garage and private parking further enhancing the practicality of this impressive family home.

GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 1959 sq.ft. (182.0 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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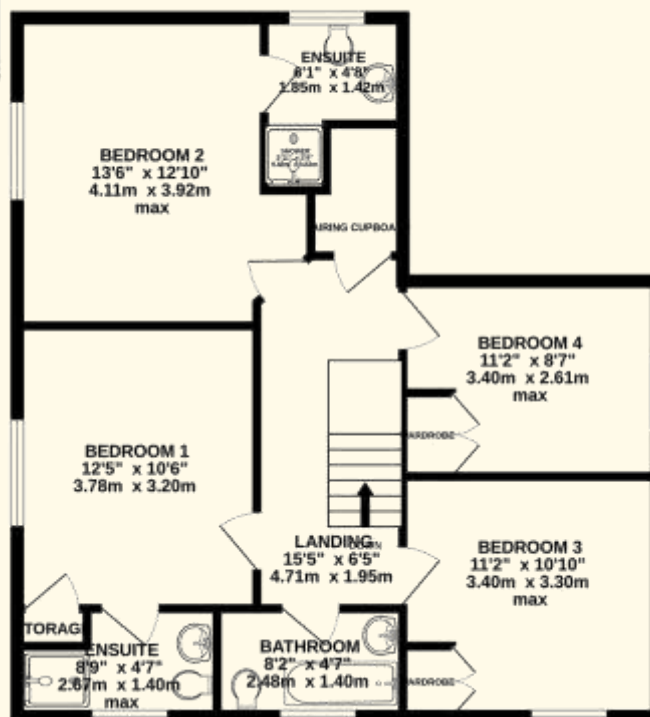


GARAGE
305 sq.ft. (28.4 sq.m.) approx.



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.

1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



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>

Agents Notes:

There is a 6 monthly Meadfleet charge of £129.16.

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>