



## Sherren Avenue, Charlton Down

Set within a conservation area, this three bedroom property is located in the popular village of Charlton Down. The property offers accommodation, set over two floors, including two ground floor reception rooms, a kitchen, shower room and en-suite facilities to the master bedroom. EPC rating D.



Offers over £229,995



### Situation

Charlton Down is a popular village offering facilities including a convenience store and Health Club with a gym, fitness classes and sauna. The Herrison Hall hosts a variety of classes and 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 nearby Charminster has multiple public houses, a parish church and a nearby first school located in Charminster. 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.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

### Entrance

Entrance to the property is gained via a set of steps to the front door that opens on to a hallway housing the utility meters, cupboard housing the boiler and a set of stairs that rise to the first floor. Doors provide access to all ground floor rooms.

### Sitting Room

The rear aspect sitting room offers a generous space with characterful high ceilings, neutral tones and wood effect flooring. There are two good size windows offering plentiful natural light to enter the room.

### Reception Room

A front aspect reception room offers further versatility to this home and is currently used as a separate dining room.

### Kitchen

The kitchen is fitted with a range of wall and base units with worksurface over. There is a fitted oven and hob and space is provided for further white goods. A rear aspect window provides natural light to the room.

### First Floor

Stairs from the hallway lead to the first floor.

### Bedroom One

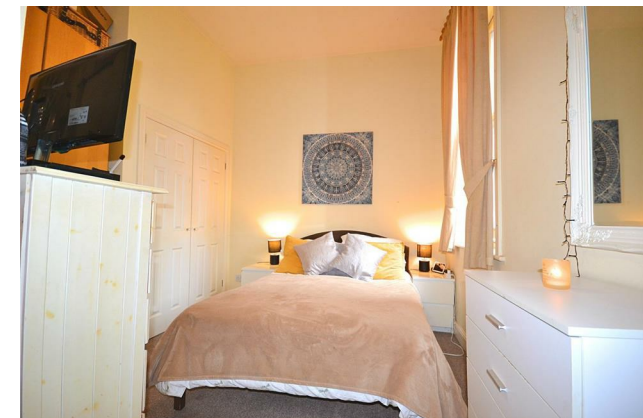
A good size rear aspect bedroom with plentiful natural light via two side aspect windows. There is a double fitted wardrobe offering suitable storage solutions. A door leads to:-

### En-suite

The en-suite shower room is furnished with a shower cubicle, wash hand basin and WC. There are part-tiled walls, a tiled floor and there is a heated towel rail and useful storage cupboard.

### Bedrooms Two and Three

There are two further bedrooms with either a front or rear aspect.



### Shower Room

The shower room is tastefully fitted with a corner shower, WC and wash hand basin. There are part-tiled walls and plentiful storage cupboards. A front aspect window offers natural light.

### Agents Notes

The property is referred to as a flat in the title.

There is a six monthly service charge of £2,442.19 as per January 2024 invoice (we have been advised this will be reduced down by £600 per 6 months in 2026).

### Flood Risk

Surface water – Low Risk.

Rivers and the sea – Very low Risk.

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

### Services

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

### Local Authorities

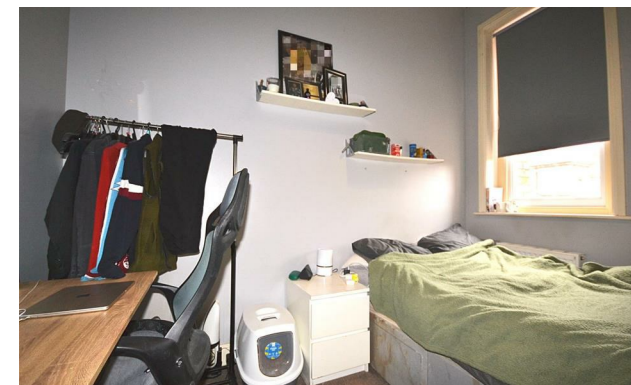
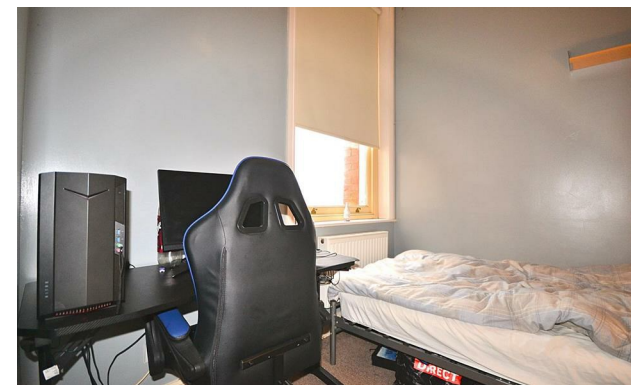
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

The council tax band is D.

### Viewings

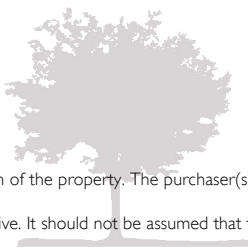
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



Important notice. Parkers notify that:

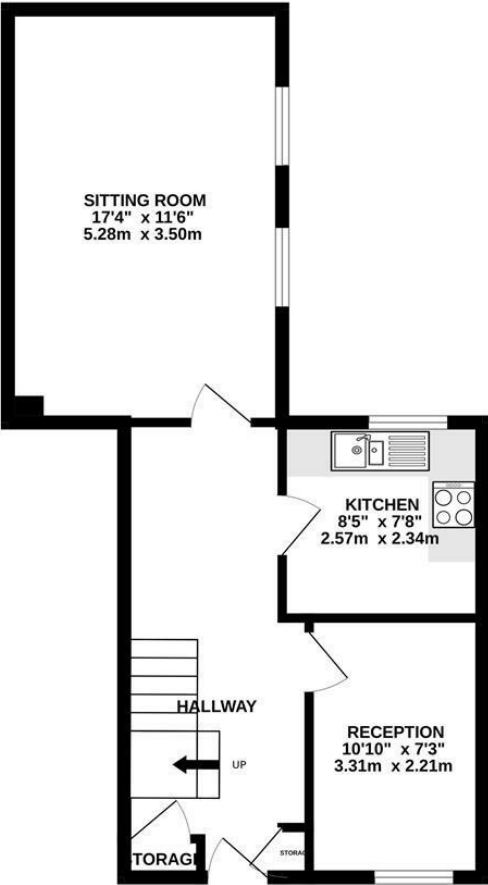
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

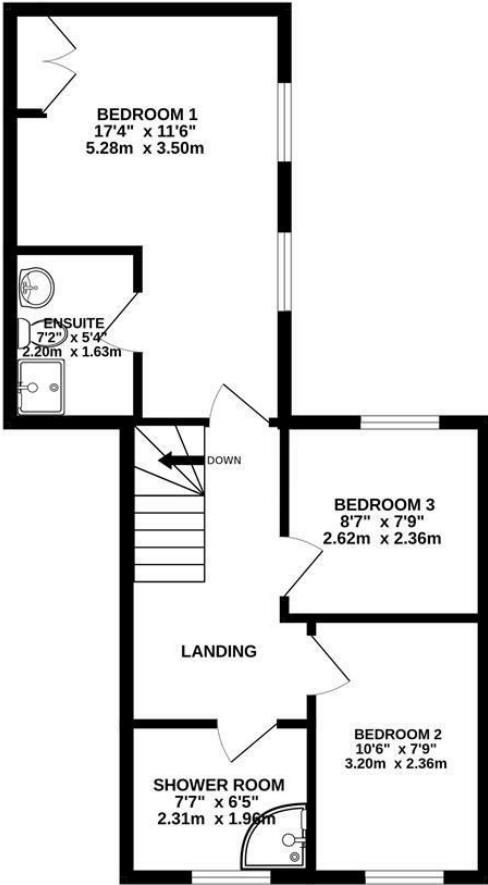




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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