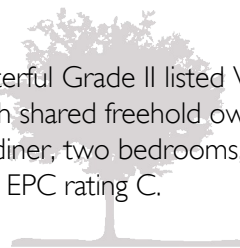




## Hawthorn Road, Charlton Down

Price guide £195,000

Situated in a conservation area and set on the second floor within the characterful Grade II listed Victorian Redwood House, this attractive two-bedroom apartment sits in the popular village of Charlton Down near Dorchester. The apartment comes with shared freehold ownership and has been maintained to a high standard, offering a bright, contemporary space. Accommodation comprises of a sitting room, a kitchen/diner, two bedrooms, one of double size and featuring a walk in wardrobe, and a bathroom. Externally, the home enjoys use of the communal gardens and a parking space. EPC rating C.



### Situation

Redwood House is located in the heart of Charlton Down. 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. Doctors, 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.

### Externally

On entering this area of Redwood House, you are taken through to the shared parking area, where the allocated parking space is situated. A beautifully maintained communal garden surrounds the building, mostly laid to lawn and a plethora of mature shrubs and trees surround the path towards the set of steps that lead to the front door.

### Apartment

On entering this thoughtfully laid out apartment, the door opens into the well presented hallway, offering access to all rooms.

### Living Room

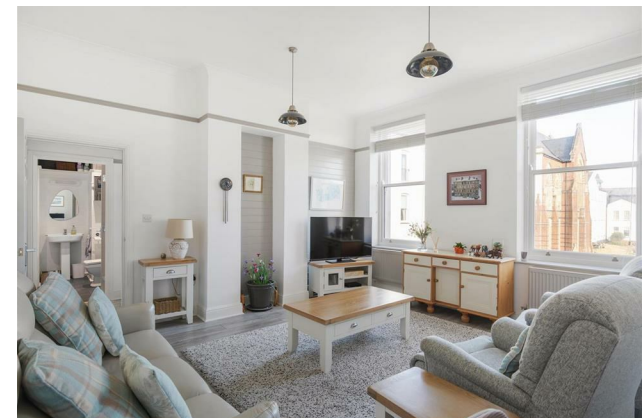
This stylish living room is presented with modern décor, where laminate wood effect flooring and shiplap highlights set the theme of this lovely home. The room is well proportioned, featuring two windows that provide excellent natural light and a pleasant view of the communal gardens.

### Kitchen/Diner

The modern theme continues into the kitchen. The room is a good size, offering plenty of space for dining furniture, and is fitted with both wall and base level units with work surfaces over, providing ample space for under-counter appliances. A stainless steel sink and drainer with mixer tap is positioned beneath one of the dual-aspect windows. Additionally, the boiler is located in the kitchen and is fitted with a Hive smart system housed within a purpose built wall unit.

### Bedrooms

Bedroom one is a good sized double where plentiful natural light comes courtesy of two windows. Additionally, the room features a good sized and well equipped walk in wardrobe complete with shelving and lights. The second bedroom is a versatile space, currently used as a home office. The modern theme continues into both rooms, finished with neutral tones, picture rails and wooden effect laminate flooring.



### Bathroom

Adjacent to the living room is the well presented bathroom, in keeping with the colour theme is a modern white suite comprising a panelled enclosed bath with shower attachment, hand wash basin and w/c. Additionally, behind the basin is a high level shelf providing a great space for storage.

### Agents Notes

The building is equipped with aerials and satellite dishes, which are maintained by the management company.  
The property has a 6 monthly service charge of £1,062.66.  
The length lease is 999 years from 25/03/2000

### Services

Mains electricity, water and drainage are connected.  
Gas 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

At the time of the listing, standard and ultrafast broadband are available.  
Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

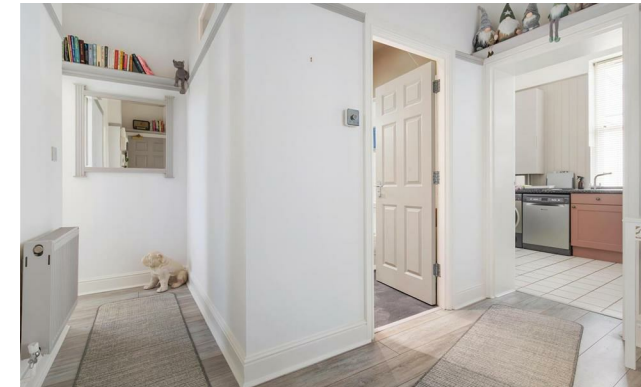
### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Council tax band is C

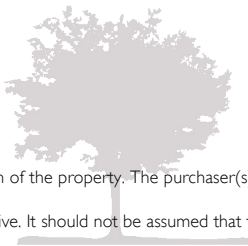
### Stamp Duty

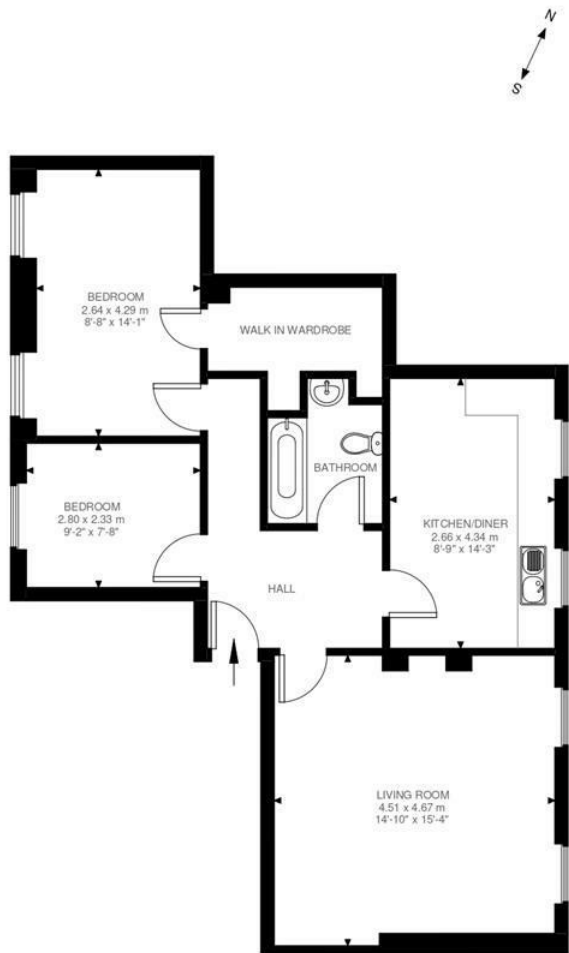
Stamp duty is likely to be payable on this property dependent upon your circumstance.  
Please visit the below website to check this.  
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



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.





First Floor  
741 ft²

Charlton Down, DT2  
Approximate Gross Internal Area  
68.88 SQ.M / 741 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

