



## Harvest Hill

Charminster Dorchester, DT2 9UQ





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- Detached Four Bedroom Family Home
- Two Large Reception Rooms
- Open-Style Kitchen Diner
- Downstairs WC
- Family Bathroom
- NHBC Warranty Remaining
- Rear Garden
- Driveway Parking for Two Cars
- Garage
- Views over Countryside across to Poundbury





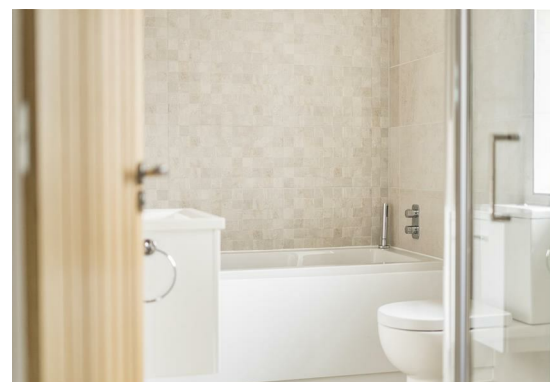


Welcome to this DETACHED FAMILY HOME, in the heart of Charminster. This property benefits from FOUR BEDROOMS, TWO LARGE RECEPTION ROOMS, DOWNSTAIRS WC, FAMILY BATHROOM, REAR GARDEN, DRIVEWAY PARKING AND GARAGE and PICTURESQUE VIEWS ACROSS POUNDBURY. This property has NHBC warranty remaining.

Upon entering the property, you are welcomed into a spacious entrance hall, providing access to all principal ground floor rooms.

The kitchen/breakfast room is a generously sized, light-filled dual-aspect space, featuring a side window and double doors opening onto the rear patio, ideal for both everyday living and entertaining. The kitchen is well-appointed with integrated appliances including a fridge/freezer, washing machine, built-in oven, hob with extractor fan, and a stainless steel sink set into ample worksurfaces. A range of both base and wall-mounted cupboards offers excellent storage. This versatile space easily accommodates a large dining table, making it the heart of the home. A door leads through to a practical utility room, which includes further appliance space for a washing machine and tumble dryer, along with additional storage, sink, and drainer.

Also accessed from the entrance hall is the downstairs



WC, comprising a low-level WC and hand basin. Opposite, you'll find the impressive family lounge, a spacious, dual-aspect room with a window to the front and double patio doors to the rear. This elegant living space benefits from a feature fireplace with wood-burning stove and offers flexibility for various furniture layouts and uses.

A staircase rises to the first floor, where you'll find four well-proportioned double bedrooms, including a master suite with ensuite facilities.

The master bedroom features a built-in wardrobe, side window, and an ensuite shower room complete with a large shower enclosure, low-level WC, wash basin, and heated towel rail.

The second bedroom is also a spacious double, offering built-in storage and delightful views towards Poundbury. The third and fourth bedrooms each accommodate double beds, include built-in wardrobes, and enjoy rear and front-facing windows, respectively.

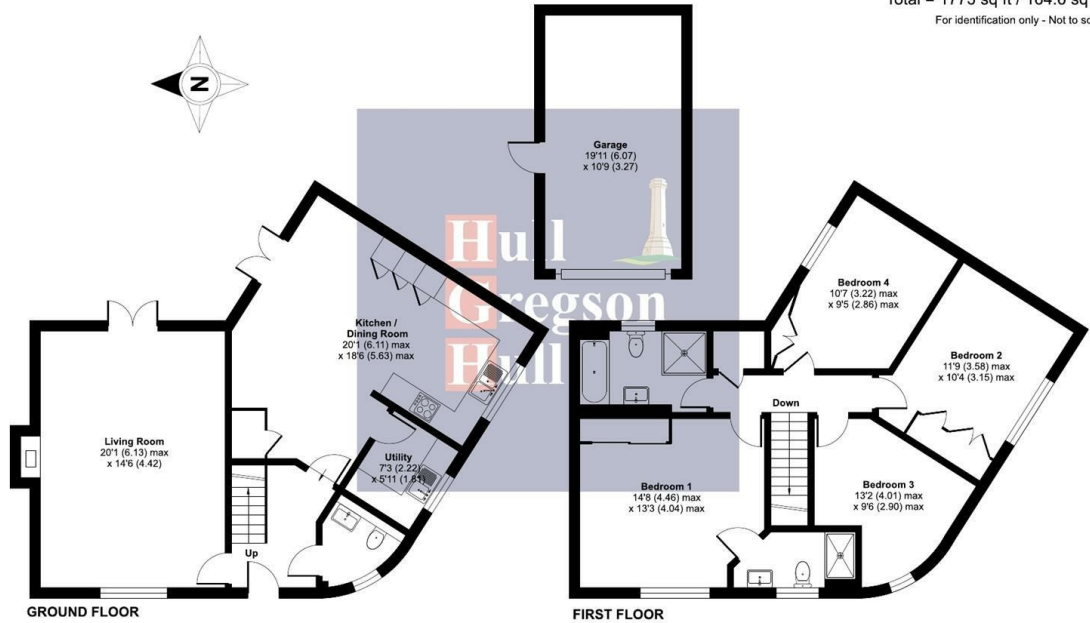
Completing the first floor is the family bathroom, comprising a panelled bath, separate shower, low-level WC, and wash basin.

Externally, the rear garden is mainly laid to lawn with a paved patio area, accessible via both sets of double patio doors, perfect for outdoor dining and entertaining. A side gate leads to the driveway, providing off-road parking for two vehicles and access to a single garage.



Harvest Hill, Charminster, Dorchester, DT2

Approximate Area = 1559 sq ft / 144.8 sq m  
Garage = 214 sq ft / 19.8 sq m  
Total = 1773 sq ft / 164.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichemcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1354924

**Living Room**  
20'1" x 14'6" (6.13 x 4.42)

**Kitchen/Dining Room**  
20'0" x 18'5" (6.11 x 5.63)

**Utility**  
7'3" x 5'11" (2.22 x 1.81)

**Bedroom One**  
14'7" x 13'3" (4.46 x 4.04)

**Bedroom Two**  
11'8" x 10'4" (3.58 x 3.15)

**Bedroom Three**  
13'1" x 9'6" (4.01 x 2.90)

**Bedroom Four**  
10'6" x 9'4" (3.22 x 2.86)

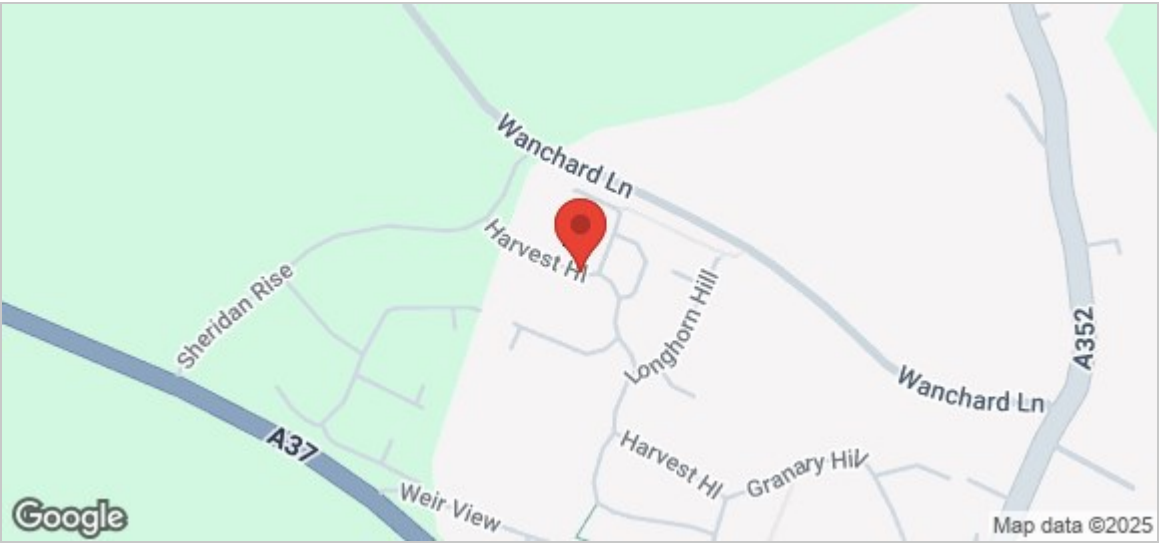
**Dorchester Additional Information**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas  
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/

**Dorchester Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	94
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		