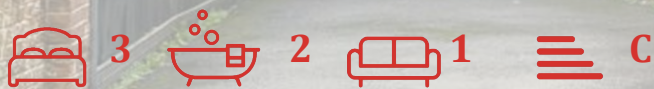
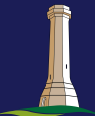


Oak Road

Charlton Down Dorchester, DT2 9UR



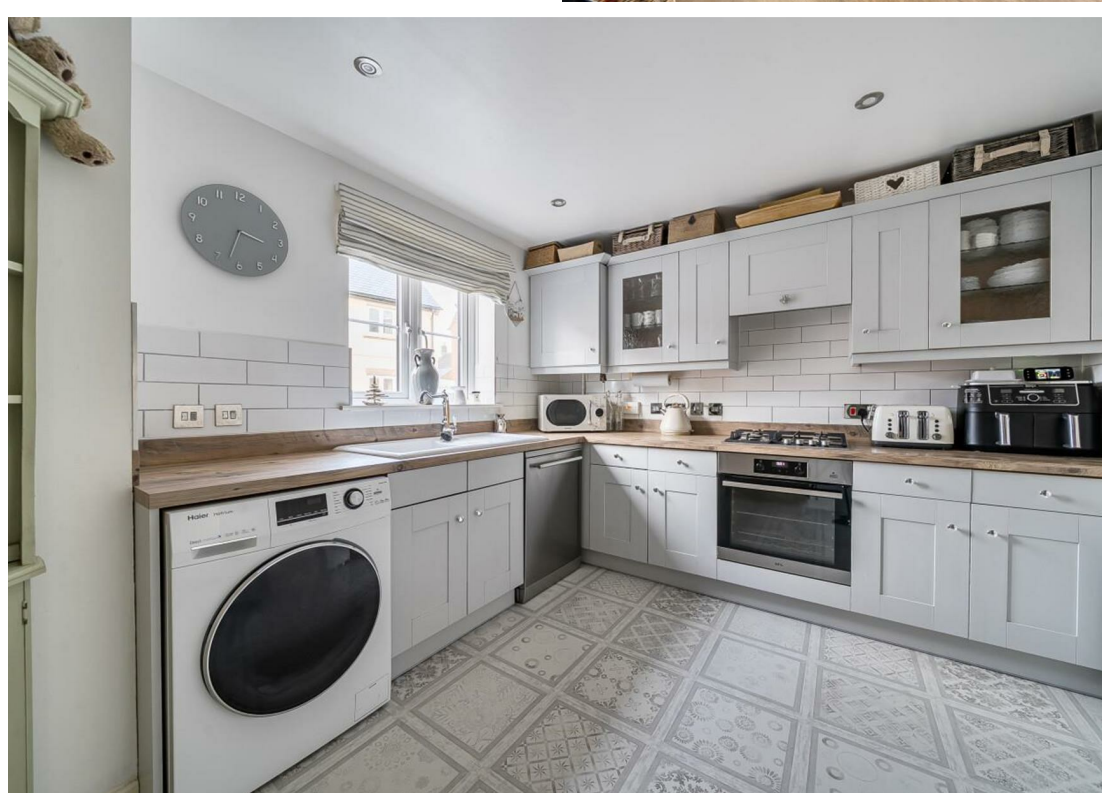
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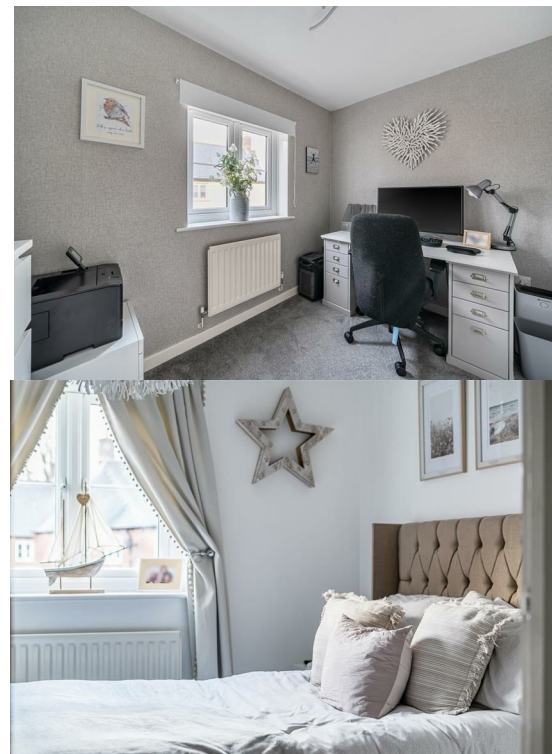


Oak Road

Charlton Down Dorchester, DT2
91JR

- South Facing Garden
- Garage
- Driveway Up To Two Vehicles
- Two Bathrooms - Ensuite To Main
- Beautifully Presented
- Fully Refurbished Since Owned
- No Onward Chain
- Cloakroom
- Local Amenities Nearby
- Approximately Three Miles To Dorchester Town





A beautifully refurbished THREE BEDROOM SEMI DETACHED family home, finished to an EXCELLENT STANDARD throughout and located in the quaint and sought-after village of CHARLTON DOWN just approximately three miles from the historic county town of DORCHESTER. The property has been refurbished from top to bottom by the current owners, offering stylish, MODERN ACCOMODATION that is ready to move straight into. The well-proportioned layout includes a bright and welcoming living space, a contemporary fitted kitchen, and the added convenience of a ground floor CLOAKROOM. Upstairs, there are three bedrooms, with the principal bedroom benefiting from a modern EN-SUITE SHOWER ROOM alongside a further well-appointed family bathroom. Externally, the home truly shines with its SOUTH FACING, well-landscaped rear garden, ideal for family life and outdoor entertaining, further enhanced by useful rear access. To the front, the property offers a DRIVEWAY & GARAGE, providing ample off-road parking and storage.



Offered to the market with NO ONWARD CHAIN this superb home combines village charm with excellent access to Dorchester's amenities, schools, and transport links, making it an ideal choice for families, professionals, or those seeking a peaceful yet well-connected location.

Step inside and you're welcomed by a hallway which leads to the bright, spacious L-shaped lounge/diner, a sociable and versatile space ideal for everyday family life and entertaining alike. French-style doors open directly onto the rear garden, allowing natural light to pour in and creating an easy flow between indoor and outdoor living during the warmer months.

The modern fitted kitchen has been thoughtfully designed with ample work surfaces, a range of eye-level and base units, and an integrated oven and hob. There is plenty of space for a large fridge/freezer, along with plumbing for both a washing machine and dishwasher, making it a practical and well-equipped hub of the home. A ground floor cloakroom adds further everyday convenience.

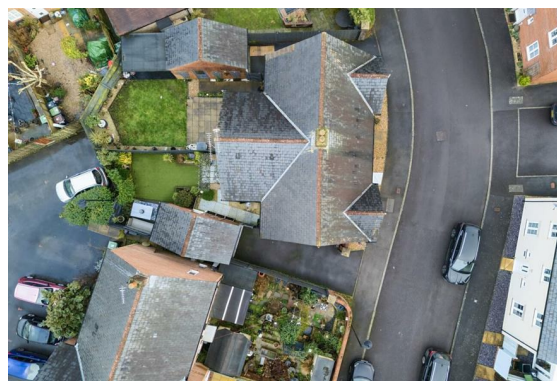
Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom. The principal bedroom is a generous double, complete with a built-in wardrobe and a stylish en-suite shower room. Bedroom two is another comfortable double, enjoying a pleasant outlook over the rear garden and benefitting from a built-in storage cupboard, while bedroom three provides a versatile space ideal for a child's room, guest room, or home office.

The family bathroom is fitted with a modern white suite, including a bath with shower over, wash hand basin, and W.C.

Outside, the property truly comes into its own with a south-facing, private and enclosed rear garden, designed for low maintenance and year-round enjoyment. A raised decked seating area offers the perfect spot for relaxing or entertaining, complemented by a patio with pergola and an artificial lawn with guarantee. The garden also benefits from rear access and direct access to the garage.

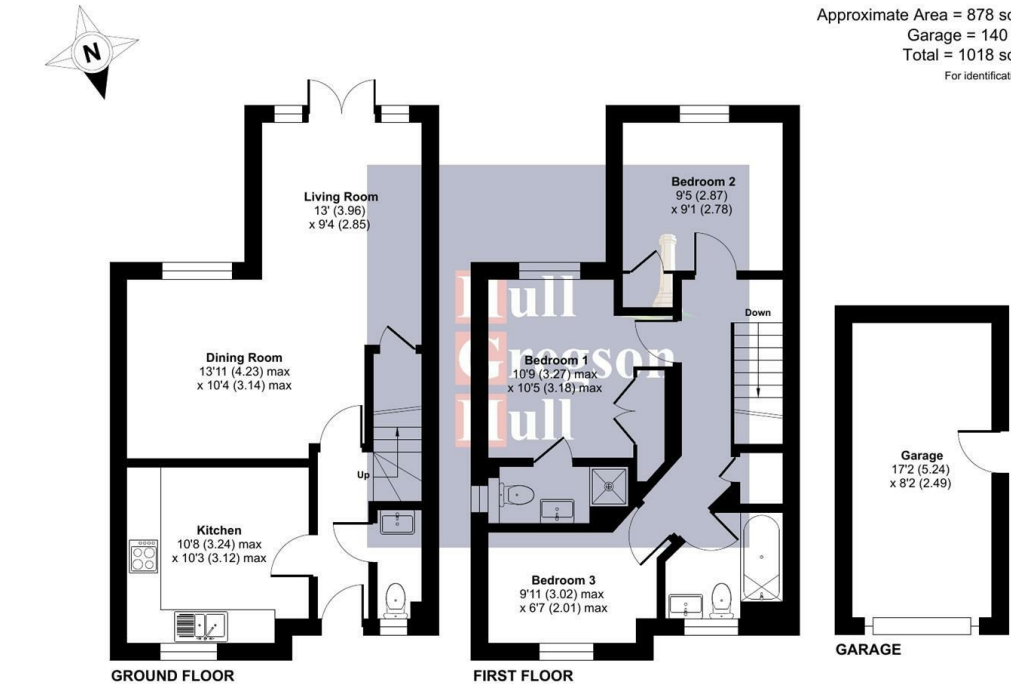
To the front of the property, a driveway provides off-road parking and leads to the garage, completing this attractive and ready-to-move-into family home.

Charlton Down is a popular village set just four miles north of Dorchester, offering a peaceful community feel surrounded by Dorset countryside. The village benefits from a local shop with post office, village hall, play areas and green spaces, along with nearby cricket and recreational facilities. Regular bus services provide convenient access into Dorchester, where mainline railway stations, a wide range of shops, schools and amenities can be found, making Charlton Down ideal for village living with excellent connectivity.



Oak Road, Charlton Down, Dorchester, DT2

Approximate Area = 878 sq ft / 81.5 sq m
Garage = 140 sq ft / 13 sq m
Total = 1018 sq ft / 94.5 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). © richcom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1403620

Lounge
12'11" x 9'4" (3.96 x 2.85)

Dining Room
13'10" x 10'3" (4.23 x 3.14)

Kitchen
10'7" max x 10'2" (3.24 max x 3.12)

Cloakroom

Bedroom One
10'8" max x 10'5" max (3.27 max x 3.18 max)

Bedroom Two
9'4" x 9'1" (2.87 x 2.78)

Bedroom Three
9'10" max x 6'7" max (3.02 max x 2.01 max)

Bathroom

Ensuite

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. Please note there is an estate charge of Approximately £211 per year, charged £105.50 every 6 months.

- Property type: Semi detached
- Property construction: standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas central heating
- 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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	