



**Connells**

Redwood House Hawthorn Road  
Charlton Down Dorchester



### Property Description

Southerly aspect, three bedroom, upper floor apartment in the popular village of Charlton Down. With 1126 sq feet, the property in brief comprises a lounge-diner, kitchen, main bathroom and three bedrooms well-proportioned bedrooms, the principal of which boasts an en-suite. The property further benefits from an allocated parking space, visitors parking and stunning views across the communal gardens, including the cricket ground. The property, finished to a high standard, is extremely light and airy with large windows and high ceilings throughout, there is also the bonus of modern fitted wardrobes in each bedroom. The location offers a large playing field, park, tennis courts, cricket ground, convenience store, gym, village hall and a residents orchard. There is also a bus link into Dorchester and collection for school children. This property has to be viewed to appreciate its generous accommodation and its picturesque location.

### Entrance Hall

Door in from communal hallway, consumer unit, radiator and doors to lounge/diner, kitchen, all three bedrooms and the bathroom.

### Lounge / Dining Room

18' 6" x 18' 4" ( 5.64m x 5.59m )

Double glazed window to the front and a double glazed door out to a Juliet balcony which overlooks the beautiful grounds. Feature fireplace with stone surround and electric fire in set, radiator, telephone point, television aerial socket and door to the entrance hall.

### Kitchen

12' 3" x 6' 3" ( 3.73m x 1.91m )

Double glazed window to the side. Fitted kitchen with wall and base units, work surfaces with stainless steel sink and drainer in set, tiled splashbacks, integrated electric Neff oven with induction hob, space and plumbing for washing machine and dish washer, radiator, ceiling spotlights and door to the entrance hall.

### Bedroom 1

17' 1" x 12' 7" ( 5.21m x 3.84m )

Two double glazed windows to the side, built in wardrobes with ample storage and hanging space, radiator, door into the ensuite and door to the entrance hall.

### En Suite

Double glazed window to the side, shower cubicle with wall mounted shower, pedestal wash hand basin, WC, part tiled, radiator, shaver point, extractor fan, gas combi boiler and door to bedroom 1.

### Bedroom 2

12' 9" x 11' 7" ( 3.89m x 3.53m )

Double glazed window to the front overlooking the beautiful grounds, fitted wardrobes with ample storage and hanging space, radiator and door to the entrance hall.

### Bedroom 3

11' 7" x 9' 1" ( 3.53m x 2.77m )

Double glazed window to the front overlooking the beautiful grounds, fitted wardrobe, radiator and door to the entrance hall.

### Bathroom

P shaped bath with mains shower over, built in vanity unit with wash hand basin in set, WC, fitted wall cabinets, fully tiled, radiator, shaver point, extractor fan and door to the entrance hall.

### Outside Space

### Parking

There is allocated parking and visitor parking to the rear of the property.

### Communal Gardens

There is full access to the beautifully landscaped grounds and gardens.

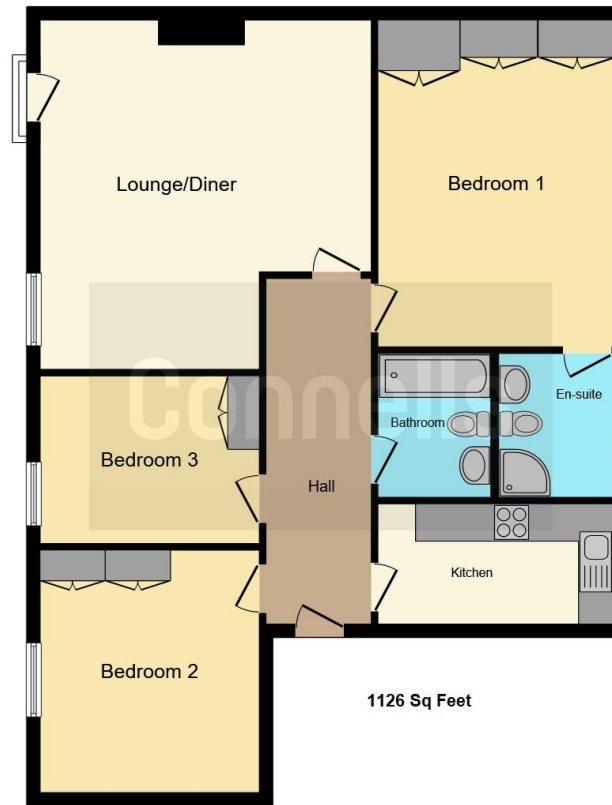
### Agents Note

The owner of this property also holds a share of the Freehold for the building.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309065](http://connells.co.uk/Property/DCH309065)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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