



2 Poplar Drive, Charlton Down, Dorchester, Dorset

A detached village house with brick and flint elevations enjoying a nice size garden and double garage.

Offers Over
£575,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**2 Poplar Drive,
Charlton Down, Dorchester,
Dorset, DT2 9XY**

- 5 bedrooms
- 2 reception rooms
 - Study
- Double garage
 - Garden
 - En-suite
- Council Tax Band F
- Meedfleet charges for the communal Greenspace are £217.99 (2022) per annum payable in January and July.

Viewing strictly by appointment through
Symonds & Sampson Dorchester Sales Office
on 01305 261008





The Property

Situated on the edge of the village within easy reach of countryside walks, nearby cricket pitch and playing field the house enjoys a good size garden and occupies a nice position overlooking roof tops with hillsides in the distance.

The house is spacious with light rooms and would suit a family or someone looking for good size accommodation.

Presented in fair order the accommodation comprises: entrance hallway; sitting room with TV point, chimney breast with hearth and multi fuel stove, French doors into the garden. Separate dining room with French doors outside. Study to suit working from home or could be used as a ground floor bedroom if required. Kitchen/breakfast room fitted with a range of cupboards and drawers, integrated electric double oven and gas hob with extractor hood over. Space for dishwasher and fridge/freezer. There is a useful utility room with additional sink, space and plumbing for washing machine and large under stairs cupboard.

Upstairs on the first floor are 5 bedrooms. The master bedroom is a spacious double room with en-suite shower room and fitted wardrobes. Bedroom 2 is another double bedroom with fitted wardrobes and Jack & Jill doorway to the family bathroom with bath, separate shower, WC & basin.

There are 3 further bedrooms.

The property benefits from an adjacent double garage and driveway, downstairs cloakroom and gas central heating.

Outside the front garden is stocked with a variety of shrubs. The rear garden is a nice size, mostly laid to lawn with a patio abutting the house with outside tap and power. There are some ornamental and fruit trees, ample space for a garden shed, and access into the garage and side gate.

Situation

Charlton Down is about four miles north of the county town of Dorchester and benefits from a shop within walking distance, a splendid village hall, gym, cricket pitch and

tennis courts.

Dorchester provides a wide range of amenities and facilities including Dorchester South and Dorchester West Train Stations which provide services to London Waterloo and Bristol Temple Meads. Local bus services provide links to surrounding villages and Dorchester town centre, Sherborne and Yeovil.

There are a number of highly regarded schools and the renowned Dorset County Hospital. Sporting facilities include a new sports and leisure centre, Dorchester rugby, football and cricket clubs, golf at Came Down and sailing at Weymouth and Portland.

There are outstanding walking and riding opportunities over the surrounding countryside and along the coastline.

Services

Mains gas, electricity, water & drainage

Agent Note

Meedfleet charges for the communal Greenspace are £217.99 (2022) per annum payable in January and July.

Local Authority

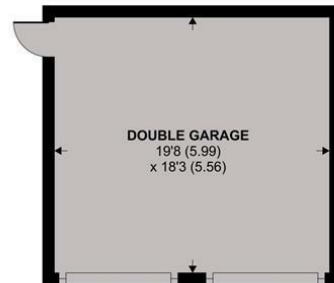
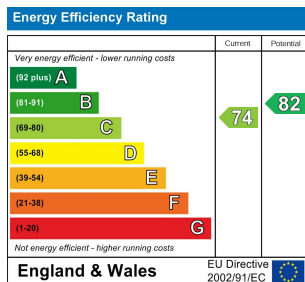
Dorset Council 01305 251010

Council Tax Band: F

EPC: C

Directions

From the Top O Town roundabout, proceed down the Grove and take the first right just before the petrol station and follow the road past Charminster Village. After approximately one mile Charlton Down is signposted on your left. Follow the road into the village and take the first left just after the shop (Hawthorn Road). Continue to follow the road becoming Poplar Drive and the property is situated on the right.



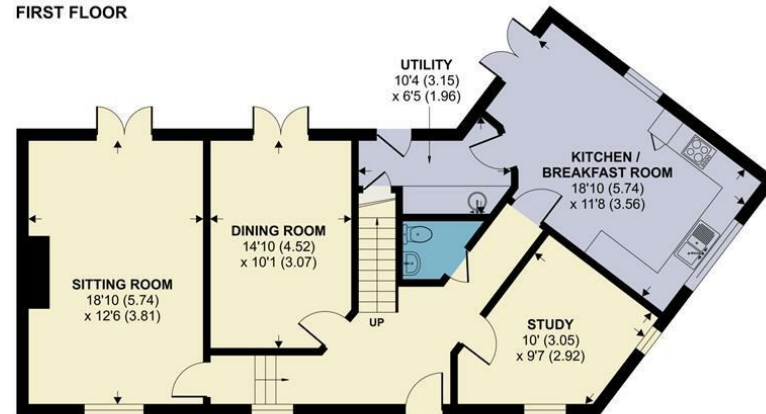
Poplar Drive, Charlton Down, Dorchester

Approximate Area = 2274 sq ft / 211 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Symonds & Sampson. REF: 944233



Dorchester/SPX/25.08.2023



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