

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds
& Sampson

A photograph of a three-story red brick building with white window frames and a white arched entrance. The building is set in a green lawn with trees and foliage in the foreground. The sky is blue with some clouds.

Greenwood House

Charlton Down, Dorchester, Dorset

Flat 12

Greenwood House

Sherren Avenue, Charlton Down
Dorchester, Dorset
DT2 9UG

A two double bedroom property with unique front entrance, set within a characterful Victorian building and beautifully landscaped communal grounds.

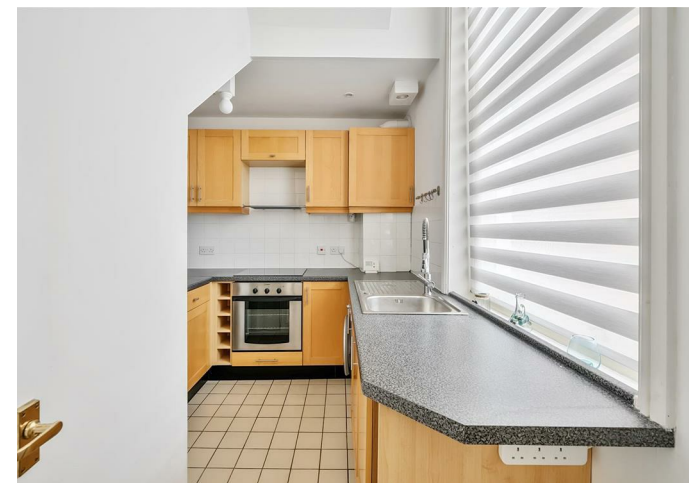


- Private entrance
- Arranged over two floors
- Two double bedrooms
- Ample residents parking
 - Gas central heating
- Glorious communal gardens
 - No onward chain

Guide Price £210,000

Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

Charlton Down was created as a new village in 1997 and the three late Victorian hospital buildings were converted into apartments which became Redwood House, Greenwood House and Herrison House.

ACCOMMODATION

Beautiful covered stone steps lead up to the private front door and with no other property being above or below it, although a leasehold property, it very much feels like a welcoming and cosy house whilst having high ceilings and large sash windows. On the ground floor there is a South Westerly facing sitting room with central stone fireplace, fitted kitchen with under-stairs storage and a hallway. On the first floor are two light and airy double bedrooms with a white bathroom and the advantage of an en suite shower room to the master bedroom.

OUTSIDE

Ample residents parking, discreet refuse storage area and large landscaped grounds which are well-kept with a variety of mature trees and benches to sit and enjoy the grounds.

SITUATION

Charlton Down is a cul-de-sac and does not have to contend with any through traffic. It also benefits from a shop, a splendid village hall, gym, cricket pitch and tennis courts to which residents can book the use of. The County Town of Dorchester is approximately 4 miles away and 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. There are a number of highly regarded schools and the renowned Dorset County Hospital. There is outstanding footpaths and bridleways over the surrounding countryside and along the coastline.

SERVICES

Mains water, electricity, gas and drainage. Gas central heating.

Broadband - Ultrafast speed available

Mobile - It is reported that you are likely to have coverage outdoors and limited coverage indoors (<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

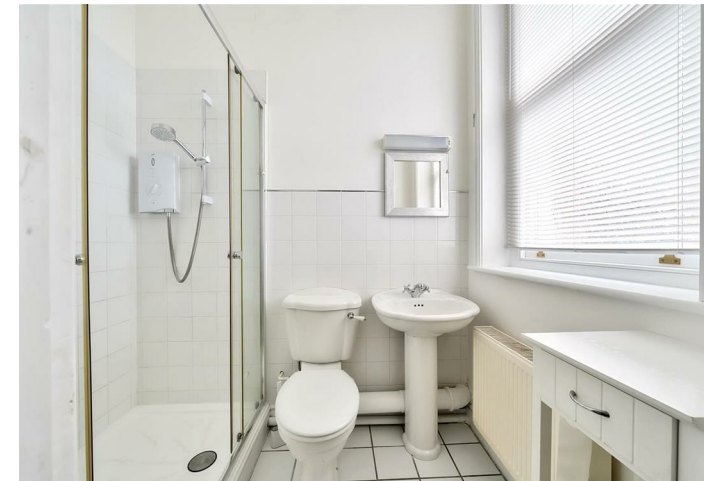
MATERIAL INFORMATION

The freehold for number 12 is owned by Woodlanders Management Ltd but other properties in the building have bought a share of the freehold and we understand this could also be an option for a new owner of number 12 by separate negotiation.

Lease 999 years from November 1999 (974 years remaining).

Service charge £3,785.40 per annum paid twice yearly on 1st January and 1st July. (£1,892.70 x2)

Ground rent is £100 per annum.



Sherren Avenue, Charlton Down, Dorchester

Approximate Area = 819 sq ft / 76 sq m

For identification only - Not to scale



GROUND FLOOR

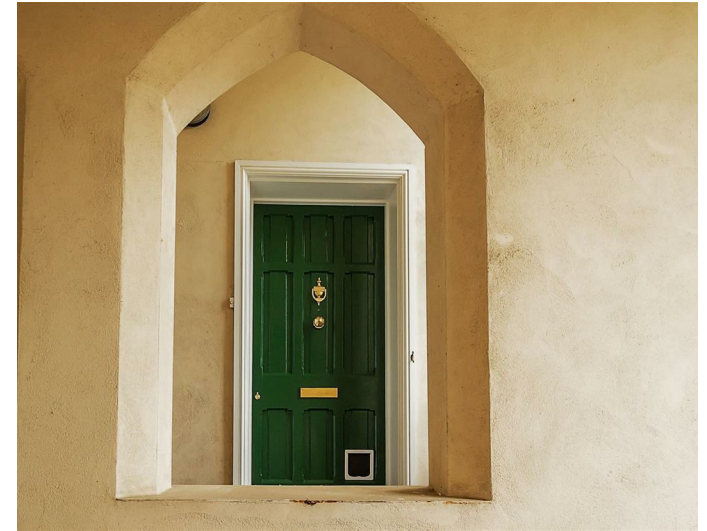


FIRST FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 73 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1179716



Dorchester/KWI/13.09.2024



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