



Symonds  
& Sampson

# 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.

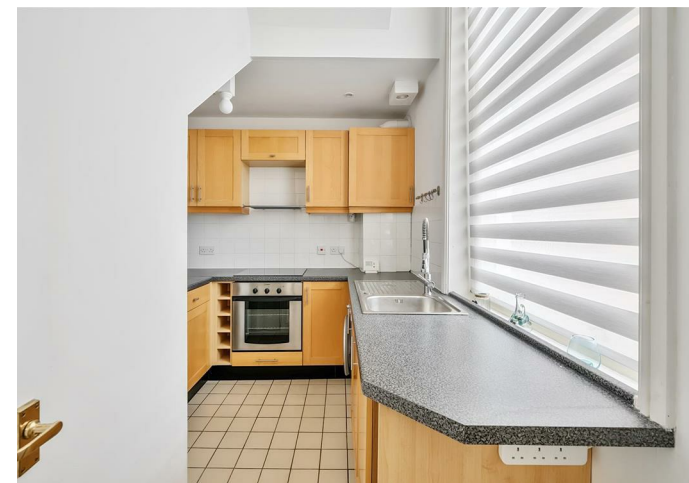


- Private entrance
- Arranged over two floors
- Two double bedrooms
- Ample residents parking
  - Gas central heating
- Glorious communal gardens
  - No onward chain

Guide Price £185,000

Leasehold

Dorchester Sales  
01305 261008  
[dorchester@symondsandsampson.co.uk](mailto: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.



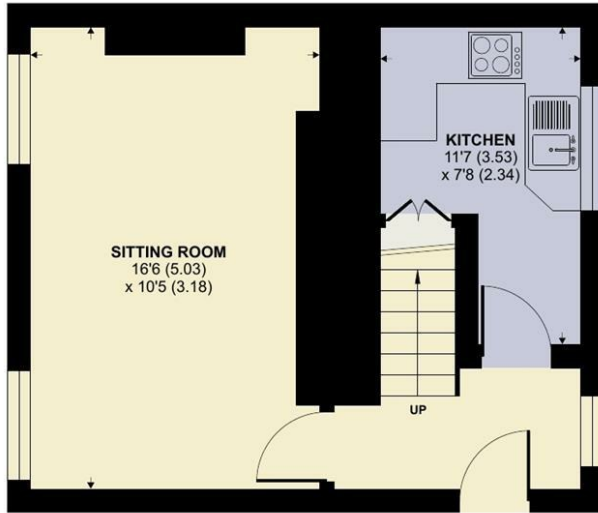




## Sherren Avenue, Charlton Down, Dorchester

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). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1179716



Dorchester/KWI/25.04.2025 rev



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