



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.

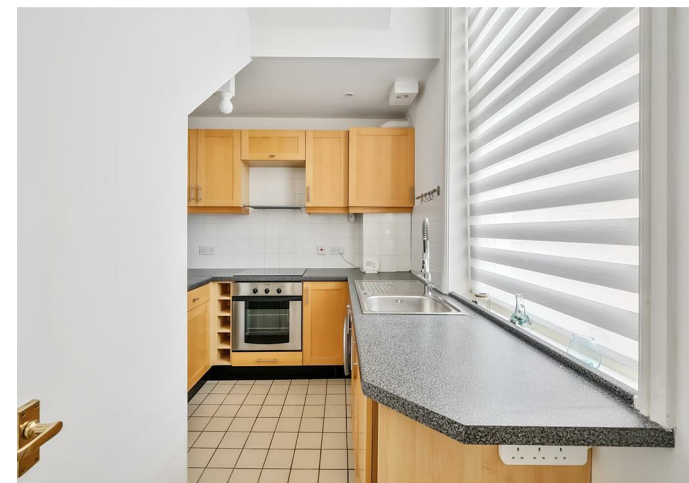


- Private entrance
- Arranged over two floors
- Two double bedrooms
- Ample residents parking
 - Gas central heating
- Glorious communal gardens
 - No onward chain

Guide Price £179,500

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)

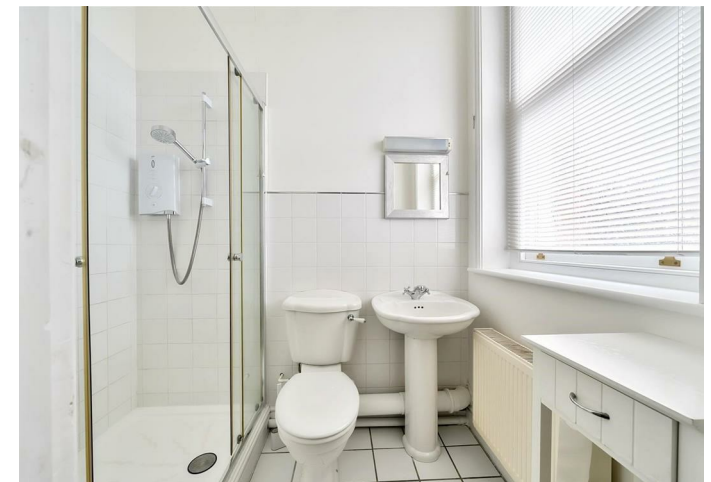
MATERIAL INFORMATION

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.

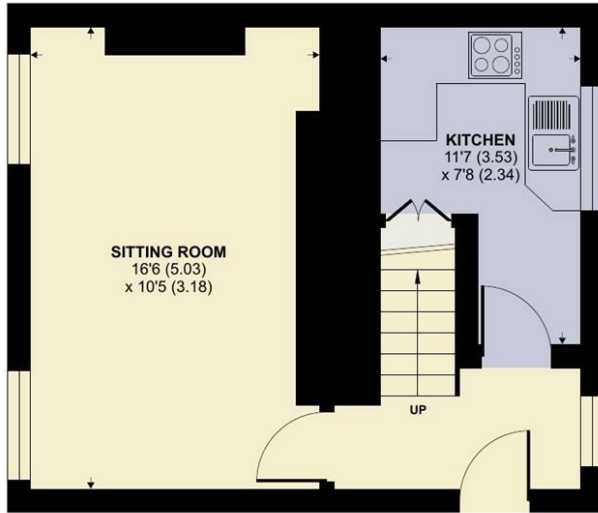




Sherren Avenue, Charlton Down, Dorchester

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			
(55-68) D		73	73
(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/23.07.2025 rev



01305 261008

dorchester@symondsandsampson.co.uk
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT