



Symonds  
& Sampson

# Greenwood House

Charlton Down, Dorchester, Dorset



# Flat 54

## Greenwood House

Sherren Avenue, Charlton Down  
Dorchester, Dorset  
DT2 9UG

An elevated ground floor two double bedroom apartment in excellent order throughout, with residents parking and leafy views over the communal gardens.



- Excellent order throughout
- Stunning views over the communal gardens to the South and West
  - Two double bedrooms
    - Master en suite
- High ceilings and large windows
  - Contemporary bathrooms
  - Stylish kitchen
- Off street parking

Guide Price £212,500

Leasehold - Share of Freehold

Dorchester Sales  
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## 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. Number 54 is a ground floor apartment with high ceilings and large windows over looking the leafy communal gardens and cricket pitch beyond.

## ACCOMMODATION

The apartment is fully renovated to a high standard with well-proportioned rooms and stylish decoration. An engineered oak floor extends from the entrance hall through to the sitting room. The sitting room enjoys a large bay window, catching the best of the South and Westerly sunshine, with a view over the communal gardens and village cricket pitch.

The kitchen has solid oak worktops and integrated appliances including: a Neff four ring gas hob and electric oven and fridge/freezer. There is space and plumbing for a washing machine.

Across the hallway are the two double bedrooms. There is a double walk-in shower to the master and a separate bathroom that is tiled throughout with a contemporary white suite.

A full height double storage cupboard in the hallway (with plumbing for a washing machine). The property further benefits from gas fired heating, double glazed sash windows and security entry system.

## OUTSIDE

Large landscaped grounds which are well-kept with a variety of mature trees and benches to sit and enjoy the grounds as well as gravelled walk ways and the cricket pitch. Ample residents parking and discreet refuse storage area. There is private residential parking and bicycle storage.

## 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.

## DIRECTIONS

What3words:///thighs.unearthly.unopposed

## SERVICES

All mains services connected. Gas fired 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

Lease / Management Details:

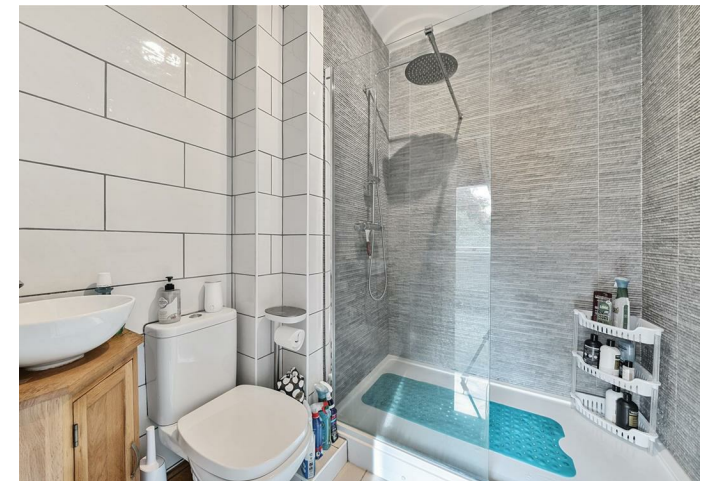
The property has a share of the freehold.

The lease on this property is 999 years from March 1999.

Service Charges - £3,785.40 per annum. Paid twice yearly on 1st January and 1st July. (£1,892.70 x2). An elevated figure to cover planned works in 2025.

Greenwood House is set in a conservation area.

Medium surface water risk of flooding (1-3.3% risk), however, we have been advised by the vendor that the property has never flooded.



# Sherren Avenue, Charlton Down, Dorchester

Approximate Area = 837 sq ft / 77.7 sq m

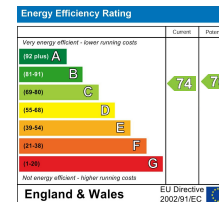
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1206513



Dorchester/KWI/21.03.2025 rev



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