



Symonds
& Sampson

Herrison House

Charlton Down, Dorchester, Dorset

Flat 28

Herrison House

Hawthorn Road, Charlton Down
Dorchester, Dorset, DT2 9XA

A spacious two double bedroom first-floor apartment, situated in this imposing Grade II listed converted period property in Charlton Down, with off-street parking and communal gardens.



- Stunning Edwardian conversion
 - Spacious apartment
 - Kitchen dining room
- Well-kept communal gardens
 - Two double bedrooms
- Ample storage with floor-to-ceiling cupboards
 - Residents parking

Guide Price £210,000

Leasehold

Dorchester Sales
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THE DWELLING

Tucked away in a peaceful setting, this first-floor property is part of a charming Grade II listed Edwardian building converted into apartments. It benefits from an abundance of natural light through the large dual-aspect windows in the main living room, along with other period features such as high ceilings and wall panelling.

ACCOMMODATION

The spacious hallway features an entire wall of convenient storage cupboards with built-in shelving, providing ample organisational space. It seamlessly leads into the modern kitchen and dining area, which is fitted with sleek grey cabinetry and complemented by stylish dark work surfaces. The kitchen includes an integrated oven with an induction hob, an American-style fridge freezer, a washing machine, a tumble dryer and a dishwasher.

The generously proportioned sitting room benefits from a dual aspect, capturing natural light from both the east and west. A built-in cupboard houses the gas central heating boiler. At the rear of the sitting room, a doorway leads to a small hallway, providing access to the bedrooms. Here, you will find two well-sized double bedrooms, each featuring fitted wardrobes, as well as a family bathroom with a shower over the bath.

OUTSIDE

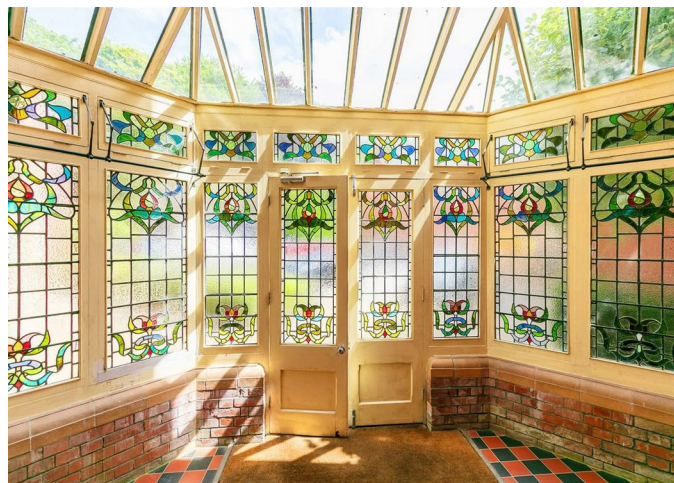
The property benefits from residents parking and expansive communal gardens which are well-kept with a variety of established trees, a garden pond, two timber-built pavilions and tennis courts that can be used for a small fee. From the communal gardens, there is direct access to an array of footpaths over the surrounding rolling countryside.

SITUATION

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

Charlton Down is about four miles north of the county town of Dorchester, set in open countryside. The town provides a wide range of amenities and facilities. Dorchester South and Dorchester West train stations provide mainline rail services to London Waterloo and Bristol Temple Meads respectively. There are a number of highly regarded schools and the renowned Dorset County Hospital.

Sporting facilities include; Dorchester rugby, football and cricket clubs, golf at Came Down Golf Course and sailing at Weymouth and Portland. There are also outstanding walking and riding opportunities over the surrounding countryside and along the coastline.

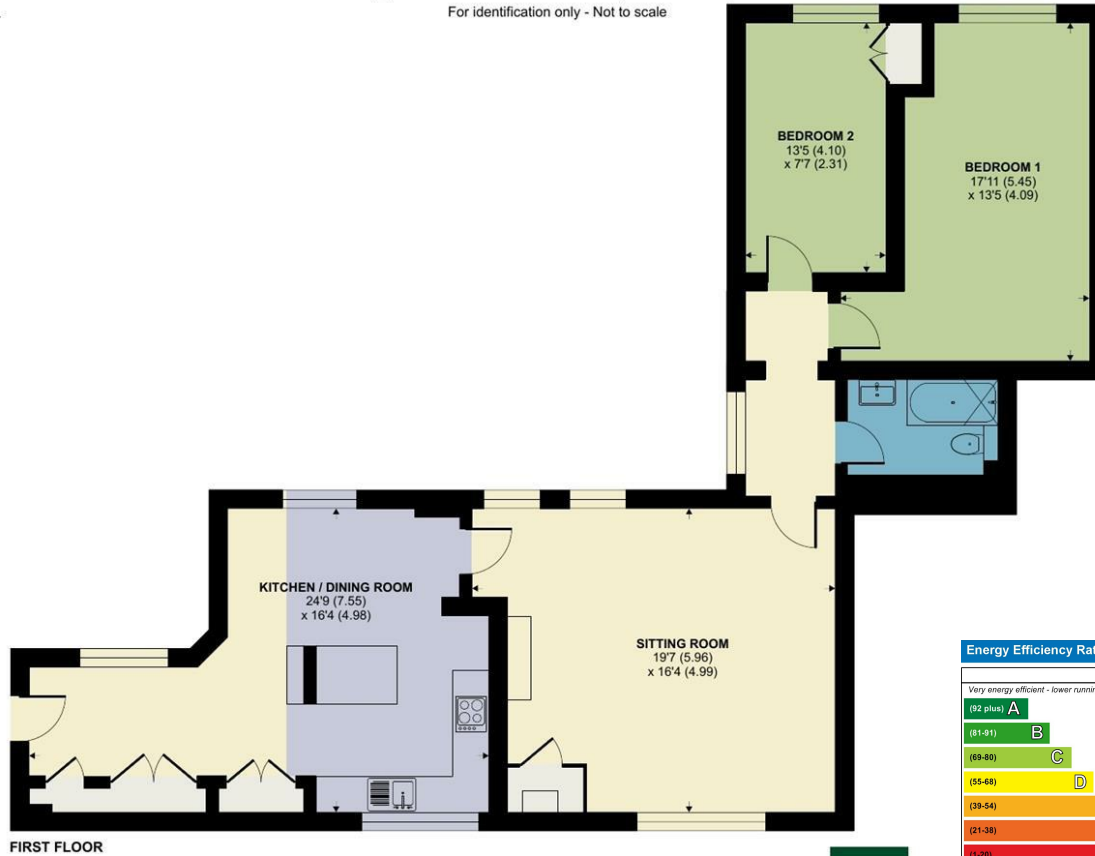




Hawthorn Road, Charlton Down, Dorchester

Approximate Area = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1248860



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

What3words:///shrug.rinses.shins

SERVICES

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

Broadband - Ultrafast connection available.
Mobile - Limited Indoor and likely outdoor.
(<https://www.ofcom.org.uk>).

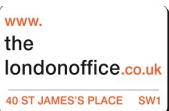
Council Tax Band: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

999 year lease commencing September 2001. 975 years remaining.
Service charge - £2,680 per annum. Paid twice yearly in January and July. (£1,340 x2)
Ground rent £150 per annum. Paid in July.



Dorchester/KWI/21.02.2025



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