



Symonds
& Sampson

Elm Lane

Charlton Down, Dorchester, Dorset

6 Elm Lane

Charlton Down, Dorchester
Dorset, DT2 9FB

An extended three-bedroom detached house,
presented to a high standard throughout, featuring a
master en suite, gated driveway and a separate garage.



- Detached house
- Garage and drive
- Master en suite
 - Extended
 - Excellent order
- Low maintenance garden
- No through road village

Guide Price £410,000

Freehold

Dorchester Sales
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THE DWELLING

This modern detached, brick built house is beautifully presented and easy to maintain with a manageable garden. The property further benefits from a driveway and garage.

ACCOMMODATION

The house is light and spacious with accommodation comprising: entrance hall with BT point, understairs storage cupboard and solid wood floor extending into the living room, a nice size room with wall lights, TV points and electric fire with remote control. Glazed internal doors lead through to the dining room, a very nice addition, with vaulted ceiling and spot lights, French doors lead into the garden.

The kitchen is fitted with a range of cupboards and drawers, space and plumbing for washing machine, space for gas cooker and upright fridge/freezer. Work tops with sink and drainer and tiled floor.

Upstairs on the first floor landing there is a airing cupboard with hot water cylinder and loft hatch. Master bedroom with fitted double wardrobe, TV point and en-suite with shower, wc, basin and extractor fan. Bedroom 2 is a double bedroom with fitted cupboard and there is a further 3rd bedroom. Bathroom with white suite, fully tiled with extractor fan.

OUTSIDE

Outside the garden is easy to maintain and laid to paving with an outside tap. Access to the garage and driveway.

SITUATION

Charlton Down benefits from a shop within walking distance, a splendid village hall, gym, cricket pitch, tennis courts and is about 4 miles north of the county town of Dorchester.

The town provides a wide range of amenities and facilities including Dorchester South and West Train Stations which provide services to London Waterloo and Bristol Temple Meads and local bus services to surrounding villages.

There is outstanding footpaths and bridleways over the surrounding countryside and along the coastline.

DIRECTIONS

What3words/////chill.garages.pelt

SERVICES

Mains gas, electric, water and drainage are connected.
Gas fired central heating.

Broadband - Ultrafast speed available

Mobile - You are likely to get limited mobile coverage indoors and likely coverage outdoors (<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

It should be noted that the photos were taken in 2022 and that the Wisteria is no longer there.



Elm Lane, Charlton Down, Dorchester

Approximate Area = 1065 sq ft / 98.9 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 1206 sq ft / 112 sq m

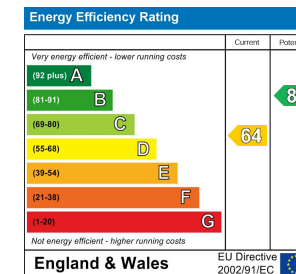
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Symonds & Sampson. REF: 881718



A management charge applies for the upkeep of the common areas, billed on a 6-monthly basis and payable to Meadfleet.
1st August to 31st January – invoiced in February.
1st February to 31st July – invoiced in August/September.
For the period from 1st August 2024 to 31st January 2025, a payment of £130.92 was made.



Dorchester/SXP/05.03.25



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