



North Street
Charminster





Situated within a designated conservation area, this detached family home, spread across three floors is located in the popular village of Charminster. There is good-size accommodation at the property consisting of two reception rooms, a kitchen/dining room and utility room, study, six bedrooms with an en-suite to the main bedroom, family bathroom with separate WC, shower room and ground floor WC. The garden is a truly fantastic feature, with approximately 1.2 acres of land. There is also a driveway and double garage. EPC rating D.

The property is located within the historical and picturesque village of Charminster, two miles north of the County Town of Dorchester, situated on the River Cerne. The village presents a traditional, old English image with its beautiful cottages and mosaic pavement dating from Roman times. Charminster offers two village pubs and a range of social organisations for all ages. Further amenities include two village halls, a convenience store which houses a post office and a Norman Church. A regular bus service operates through the village and a ten-minute journey into Dorchester provides rail links to London Waterloo and Bristol Temple Meads.



A wooden door takes you through to the property's hallway with Parquet flooring continuing throughout, decorative cornice moulding and dado railing.

The sitting room is a light and spacious room, featuring a front aspect bay window, electric curtains and central fireplace housing a wood burning stove.

The second reception room, is currently set up as a dining room, providing further living accommodation to the property with ample room for dining/living furniture and another set of electric curtains.

Accessed from the dining room, is the kitchen/dining room which is fitted with a range of 'shaker' style wall and base level units with Granite worksurfaces over. Integral appliances include an eye-level oven and grill and five-ring gas hob with extractor hood above. There is also a 1 ½ bowl sink and drainer with mixer tap over. The room is finished with wooden flooring throughout, a vaulted ceiling and two Velux windows, which have electric rain sensors and electric black out thermal blinds.

A door from the kitchen leads through to a lobby area with fitted shelving, currently utilised as a pantry and from there, leads into the utility room. The room offers a further sink wall unit, worksurface and space for additional appliances and coat hanging.

Also situated on the ground floor is the study and ground floor WC. A set of stairs rise from the hallway to the first floor where four bedrooms and the family bathroom are situated.

All bedrooms on the first floor are double in size with fitted storage to bedroom five. Bedroom one also benefits from an en-suite shower room with WC and wash hand basin with vanity storage below. The family bathroom is fitted with ample storage, heated mirror and a corner enclosed whirlpool bath. There is a separate WC.

To the second floor, there are two further bedrooms and a shower room. The remaining bedrooms enjoy a Velux window, good-size dimensions and bedroom three also provides fitted storage. The shower room is furnished with a white suite comprising a corner shower cubicle, WC, heated mirror and wash hand basin with storage below.

Externally, there is an attractive and substantial garden, with approximately 1.2 acres of land. The garden is predominantly laid to lawn with an attractive stream and pond and a selection of mature plants, shrubs and trees. Various outbuildings are also offered and a Tesla storage battery. There is a gravelled driveway creating ample off-road parking, a double garage with electric up and over door, power and electric charging point.



North Street, Dorchester, DT2

Approximate Area = 2871 sq ft / 266.7 sq m

Garage = 368 sq ft / 34.2 sq m

Outbuildings = 66 sq ft / 6.1 sq m

Total = 3305 sq ft / 307 sq m

For identification only - Not to scale

Solar Panels:

Please note the solar panels at the property are owned outright.



Services:

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

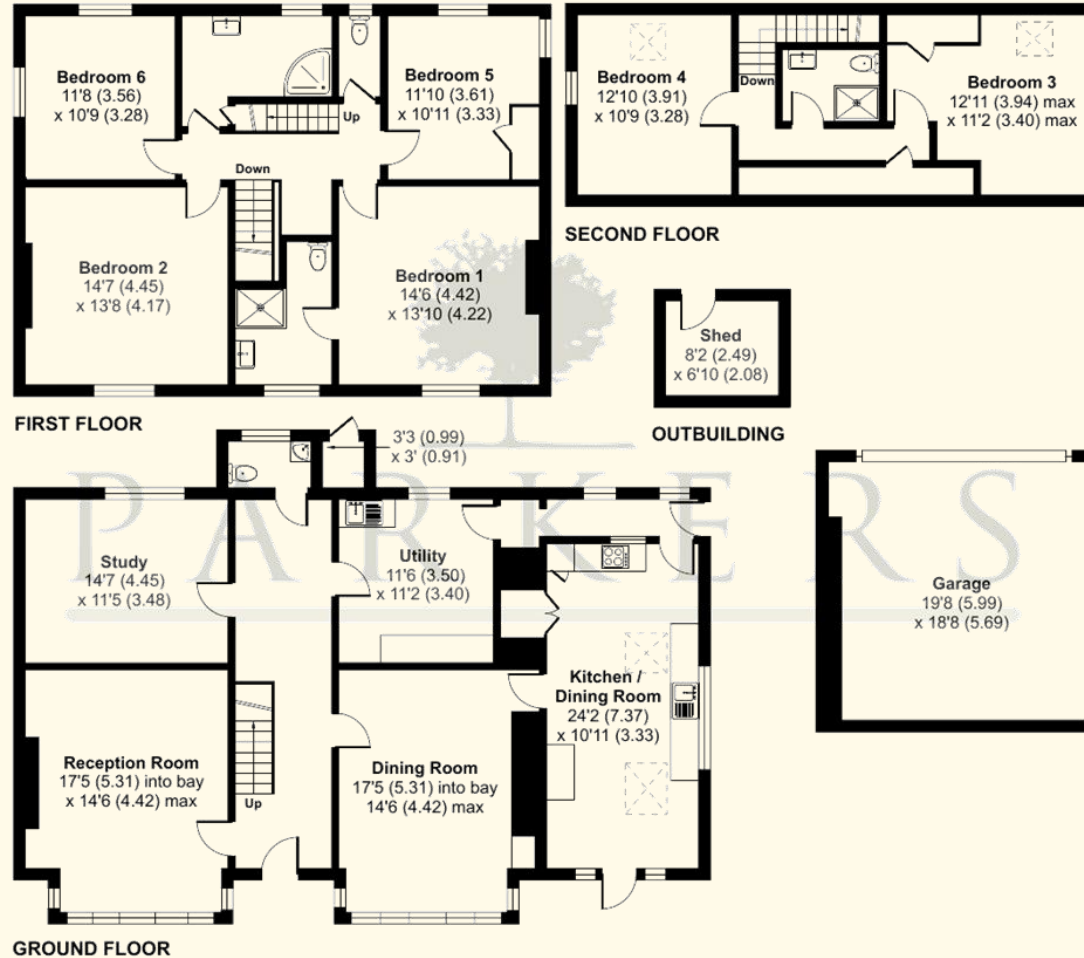
Local Authorities:

Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is G.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Parkers Estate Agents. REF: 1105767