



Birch Way
Charlton Down



This well-presented, terraced home is situated in a designated conservation area and within phase 8 of the desirable area of Charlton Down. Accommodation includes a dual aspect sitting room, dining room, kitchen and utility room, conservatory, three bedrooms with an en-suite to the main bedroom and family bathroom. Externally, the property enjoys a southerly facing rear garden and garage. EPC rating C.

Charlton Down is a newer village and offers a convenience store and Health Club with a gym, classes and sauna. The Herrison Hall has a variety of classes and hosts events including yoga, classical concerts and Christmas fairs. There is also a sociable cricket club and an allotment site for use by the village (by application). The Parish is situated within 4 miles of Dorchester town centre and Charminster has multiple public houses, a parish church and a primary school. Weymouth is within 10 miles for the nearest beach and the celebrated Jurassic coastline. The 26-mile circular Cerne Valley Way walk passes via Charminster and Dorchester and there are buses from Charlton Down going to Dorchester, Charminster, Yeovil and Sherborne.



Upon entry, you are taken through to the property's hallway, where access is offered to both reception rooms.

The sitting room is a good-size room featuring a dual aspect and exposed brick column. A set of French doors provide direct access to the garden.

A front aspect allows plentiful natural light to enter the dining room with ample space for furniture and an under-stair storage cupboard is offered. The kitchen area is tastefully fitted with a range of wall and base level units with roll-top worksurfaces over and solid oak flooring throughout. Integral appliances include a fridge-freezer and dishwasher and there is also a 1 ½ bowl sink and drainer. An opening leads through to the utility room, with space allocated for a washing machine and a larder cupboard creating a further storage option.

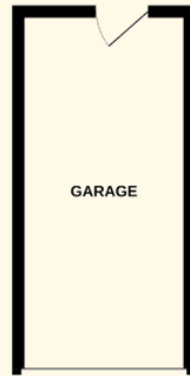
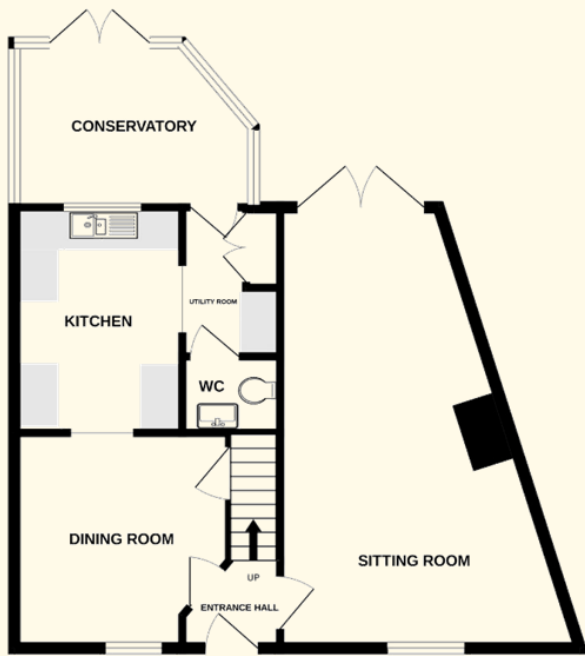
Also located on the ground floor is the conservatory, adding further living accommodation to the property and providing further access to the garden.

A set of stairs from the hallway rise to the first floor where the bedrooms and family bathroom are situated.

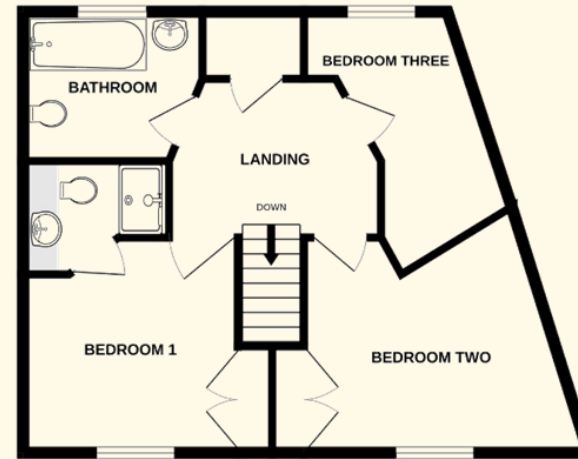
Both bedroom one and two are double in size and benefit from double wardrobes. Bedroom one additionally benefits from an en-suite shower room with WC and wash hand basin with vanity storage below. Bedroom three is currently utilised as an office and enjoys a rear outlook onto the garden.

To the rear there is a fully enclosed, low-maintenance garden with a southerly facing aspect. The home also provides a single garage with up and over door, light and power.

GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 C.

Viewings:

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860.

Room Dimensions:

Sitting Room	6.40m x 4.37m (21'00" x 14'04") max
Dining Room	3.12m x 3.05m (10'03" x 10'00") max
Kitchen	2.62m x 2.44m (8'07" x 8'00")
Conservatory	3.45m x 2.39m (11'04" x 7'10") max
Bedroom One	3.43m x 3.18m (11'03" x 10'05") max
Bedroom Two	4.22m x 3.76m (13'10" x 12'04") max
Bedroom Three	2.57m x 2.06m (8'05" x 6'09") max
Garage	5.18m x 2.49m (17'00" x 8'02")

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.