



The Square  
Charminster

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





This detached chalet bungalow is well-presented throughout and is nestled away in the popular village of Charminster. Accommodation comprises two reception rooms, a modern kitchen and separate utility room, conservatory, five bedrooms with en-suite facilities to one of the bedrooms, family bathroom and separate shower room. Externally, the property enjoys an enclosed south-westerly facing garden with gated parking and single 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 front porch creates an ideal space to decant outdoor wear and gives access to the property's sitting room. The room is spacious in size and features exposed wooden beams and a central wood burning stove.

The kitchen is fitted with a range of part-handmade wall and base level units with granite worksurfaces over, upstand and splashback. There is a double butler style sink with mixer tap over. The social feel continues into the dining area with wood-effect flooring throughout. A separate utility room provides a further sink and drainer and space for additional appliances.

Adding further living accommodation to the property, the conservatory enjoys a lovely outlook onto the rear garden and also offers two access points to it.

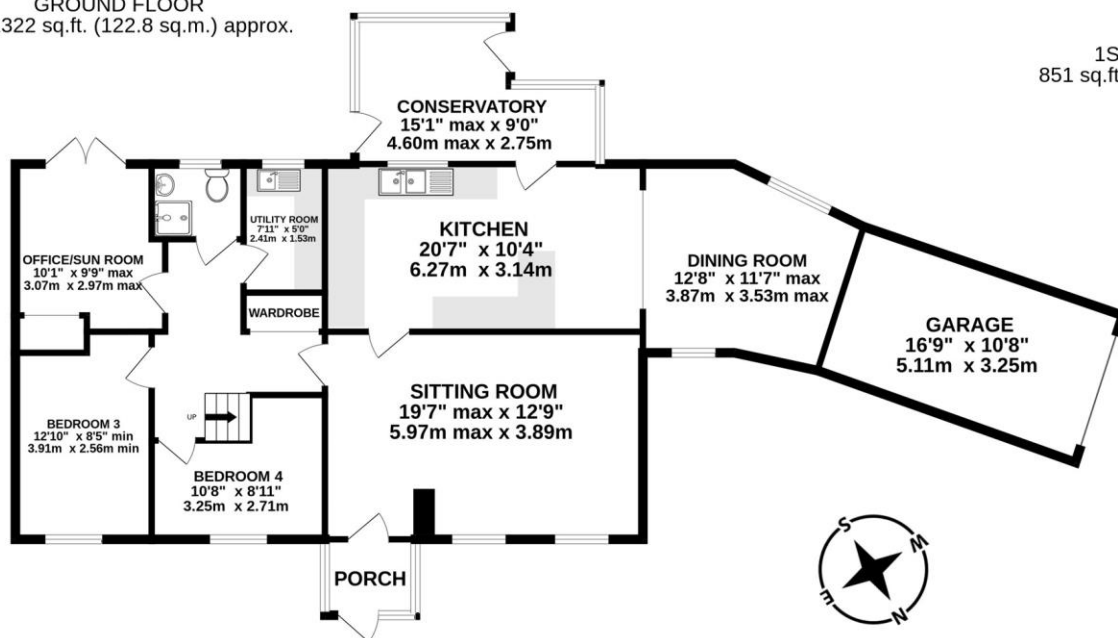


Also located on the ground floor are three of the five bedrooms and shower room. The bedrooms benefit from either a front or rear aspect window allowing plentiful natural light to enter the rooms and bedroom five offers versatility with both a fitted wardrobe and direct access to the garden.

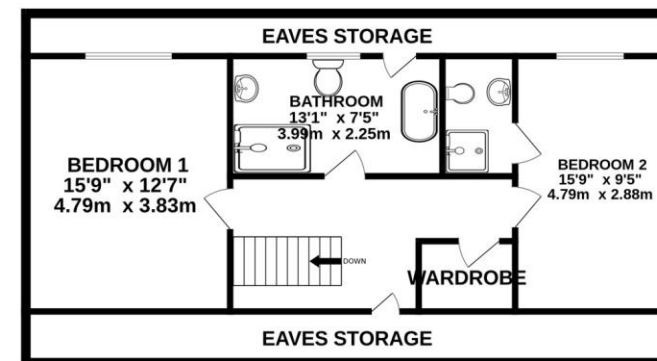
A set of stairs rise to the first floor where the remaining bedrooms and family bathroom are situated. Both bedrooms are double in size and bedroom two is served by an en-suite shower room.

The property is set within a good-size plot and receives a sunny south-westerly facing aspect. The garden has areas of lawn, patio and also offers a vegetable garden. The patio area creates the perfect entertaining space. Furthermore, there is gated parking with electric car charging point and single garage with electric roller door, light and power.

**GROUND FLOOR**  
1322 sq.ft. (122.8 sq.m.) approx.



**1ST FLOOR**  
851 sq.ft. (79.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2172 sq.ft. (201.8 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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**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

Council tax band E.

**Bathroom Dimensions:**

Bathroom 13'01" x 7'05" (3.99m x 2.26m)  
Shower Room 5'06" x 4'09" (1.68m x 1.45m)  
En-Suite 7'06" x 4'06" (2.29m x 1.37m)

**Flood Risk:**

Surface water - Very low risk.

Rivers and the sea - Very low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Services:**

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

**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.