



Harvest Hill  
Charminster Farm



15 Harvest Hill is an impressive, beautifully presented, five -bedroom, modern, detached family home situated in the popular phase one of Charminster Farm. Ground floor accommodation includes a front aspect kitchen/diner, cloakroom and good size reception room. Located on the first floor is the main bedroom with en-suite facilities, family bathroom and two further bedrooms. The second-floor houses bedrooms two and three and a shower room. EPC rating B.

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, a well-regarded first school and a range of social organisations for all ages. Further amenities include a village hall and convenience store.

A regular bus service operates through the village and a ten-minute journey takes you into nearby Poundbury and Dorchester where there are a plethora of amenities including supermarkets, restaurants, coffee shops, beauty salons, cinemas, public houses, museum, shops, hairdressers, dentists, medical centre, garden centre. The Great Field and Borough Gardens offer wonderful open spaces and the Dorset County Hospital is also nearby. The local area is steeped in history and enjoys a central position along the Jurassic Coastline whilst set amongst a beautiful rural countryside. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages.



A storm porch leads to the property entrance hall with doors to all ground floor rooms, a useful storage cupboard and stairs to the first floor.

The kitchen/diner, situated to the front of the property, is fitted with a range of modern wall and base units with work surface over. Integrated appliances include a fridge-freezer, washing machine, four-ring Neff induction hob with extractor hood over, double oven and dishwasher. The room is finished with a tiled floor and double sliding double doors lead through to a spacious sitting room furnished with a recessed wood-burner with stone surround and two sets of French doors leading to the rear garden.

Stairs lead to the first floor where the rear aspect main bedroom is located and offers generous dimensions and fitted wardrobes. A door leads to the en-suite facilities furnished with a white suite comprising a shower, low level wash hand basin and WC.

Bedrooms four and five, and a family bathroom with fitted panel enclosed bath, WC and wash hand basin, are also located on this floor. Bedroom five offers fitted storage space.

The second floor boasts two further, good size double bedrooms, both with fitted wardrobes. A shared shower room services both rooms.

To the rear of the property there is an enclosed, part walled, secluded rear garden. The garden is mainly laid to lawn with a paved patio area nearest the property. To the front of the property is a driveway providing parking for two vehicles and a single garage.



## Charminster, Dorchester, DT2

Approximate Area = 1925 sq ft / 178.8 sq m (includes garage)

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 1977 sq ft / 183.6 sq m

For identification only - Not to scale



### Agents Notes:

There is a communal service charge of £18 per month.

### Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

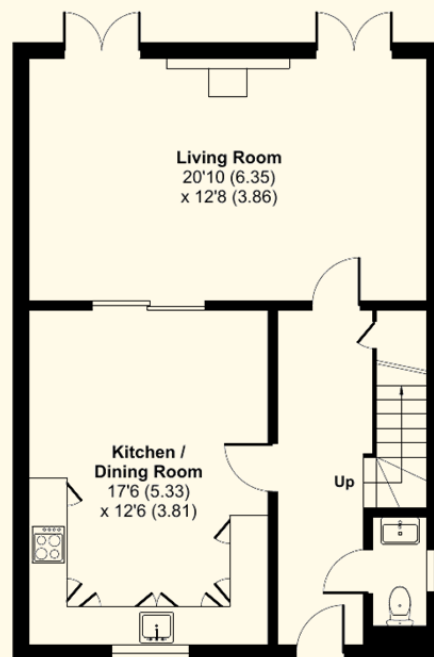
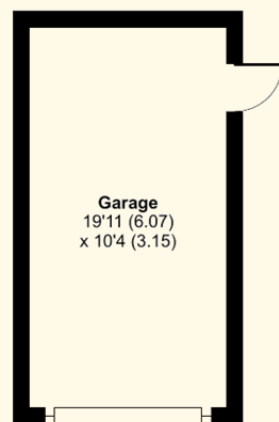
Tel: 01305 211970

We are advised that the council tax band is F

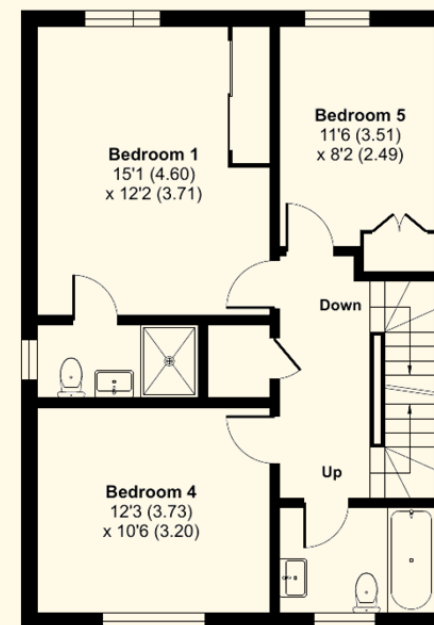


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Parkers Estate Agents. REF: 926069

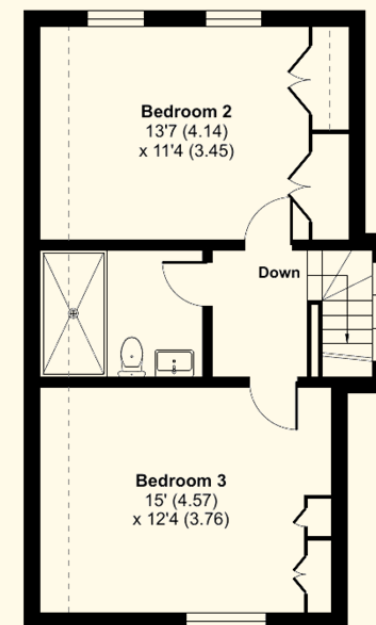
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### Viewings:

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers