



Granary Hill  
Charminster

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS



This beautifully presented, semi-detached family home is situated within the Charminster Farm development and offers accommodation including a spacious sitting room, kitchen/breakfast room and separate utility room, four bedrooms with an en-suite shower room to the main, family bathroom and ground floor WC. Externally, there is an enclosed garden receiving a south-westerly facing aspect, garage and there is also off-road parking at the property comprising of a single attached driveway and two additional spaces directly opposite. 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 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.



An entrance door leads through to the tiled hallway, with access offered to the two principal ground floor rooms and WC.

The sitting room is located to the front of the property with characterful front aspect bay window and attractive gas fire with surround and mantle. The room is complete with stunning Parquet flooring and fitted shelving. From there, sliding doors lead through to the kitchen/breakfast room. The kitchen/breakfast room can also be accessed via the hallway and is fitted with a range of 'shaker style' wall and base level units with Quartz worksurfaces over and tiled flooring throughout. Neff integral appliances include a dishwasher, fridge-freezer, wine fridge, electric oven and combination microwave and four-ring gas hob with extractor hood above. A set of French doors open directly onto the rear garden. There is also a separate utility room providing a washer/dryer and housing the central heating boiler.

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

There are four good-size bedrooms at the property, with an en-suite shower room to the main bedroom. Bedrooms one, three and four all benefit from fitted storage. Bedroom four also offers versatility and is currently set up as an office with built-in desk with oak worktops.

The family bathroom is fully tiled and has been tastefully fitted with a suite comprising a panel enclosed bath, shower cubicle, WC and wash hand basin with vanity storage below.

### Externally:

Externally, there is a two-tiered garden, laid to natural slate tiles with raised beds. The garden enjoys a south-westerly facing aspect and features an attractive pond and fitted seating area which is accompanied by a pizza oven. In addition, the home offers a garage with stone flooring and electric up and over door. To the rear of the garage there is a sauna room with fibre optic lighting above. There is one parking space on the driveway and two directly opposite.



## Granary Hill, Dorchester, DT2

Approximate Area = 1315 sq ft / 122.2 sq m  
Garage = 193 sq ft / 17.9 sq m  
Total = 1508 sq ft / 140.1 sq m

For identification only - Not to scale

### 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.

### Local Authorities:

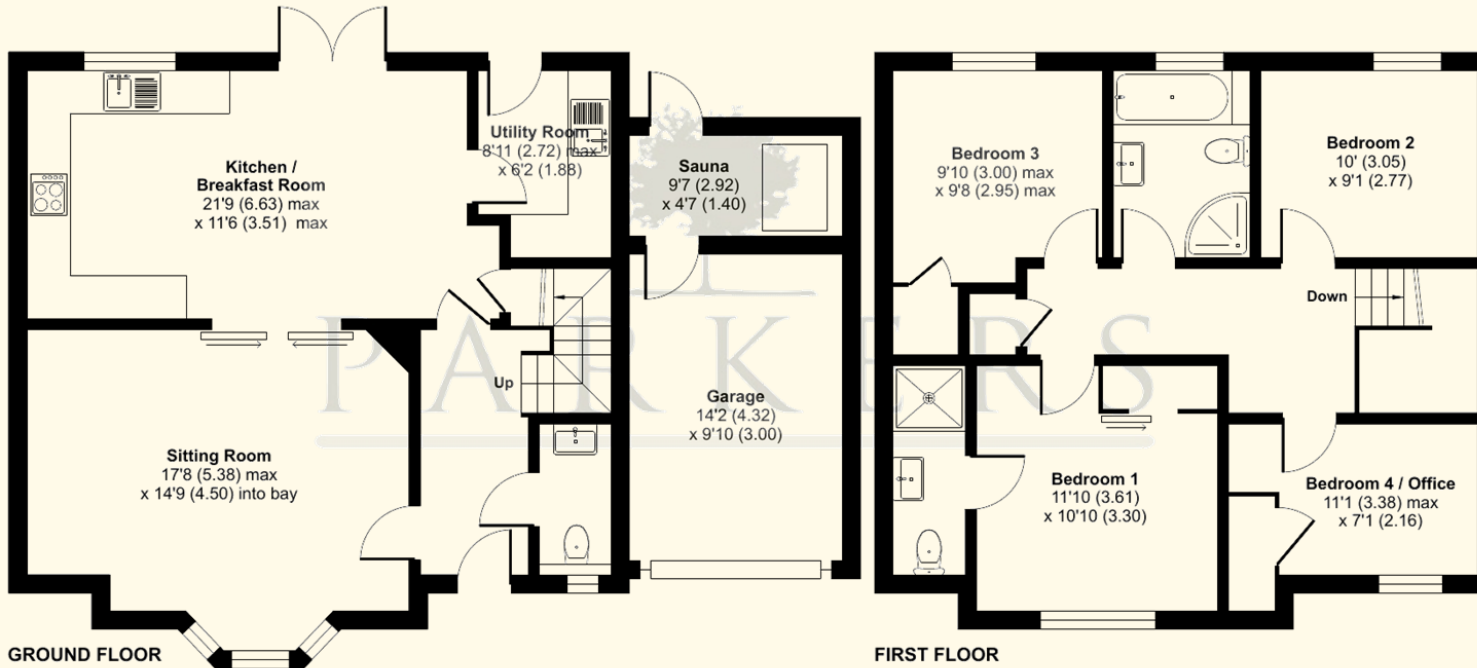
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

### Viewings:

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



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: 1173253

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