



Haydon Hill  
Charminster

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS



This beautifully presented, detached family home is situated in the desiring area of Charminster and within a quiet cul-de-sac. Accommodation comprises two reception rooms, modern kitchen and separate utility room, four bedrooms with en-suite facilities to two of the bedrooms, family bathroom and ground floor WC. Externally, the property benefits from an enclosed rear garden, double garage and driveway. EPC rating C.

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 takes you through to the spacious hallway, with access offered to both reception rooms and ground floor WC. There is also an under-stair storage cupboard located in the hall.

The sitting room is a good-size room with central open-fireplace with surround and mantle and a set of French doors which open directly onto the rear garden. The dining room adds further living accommodation to the property, receiving plentiful natural light via a front aspect window and oak flooring throughout.

The kitchen is fitted with a range of modern wall and base level units with predominantly oak worksurfaces over and laminated tiled flooring. Integral appliances include a Neff double oven, Neff fridge-freezer and dishwasher. There is a central island which has a built-in wine fridge and creates a seating area.



A separate utility room provides additional space for appliances and houses the central heating boiler.

There are four bedrooms at the property, all good-size and bedrooms one and two being served by an en-suite shower room with WC and wash hand basin. There are fitted wardrobes offered in bedrooms one and three.

Furnished with a tastefully fitted suite, the family bathroom comprises of a free-standing bath, WC and wash hand basin. The room is complete with vinyl flooring.

Externally, the home enjoys a well-presented garden with areas of lawn and patio. The garden is set over two tiers and offers several seating areas. Furthermore, there is a double garage with two up and over doors, electrics and parking to the front.

**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.

**Flood Risk:**

Surface water - Very low risk.

Rivers and the sea - Very low risk.

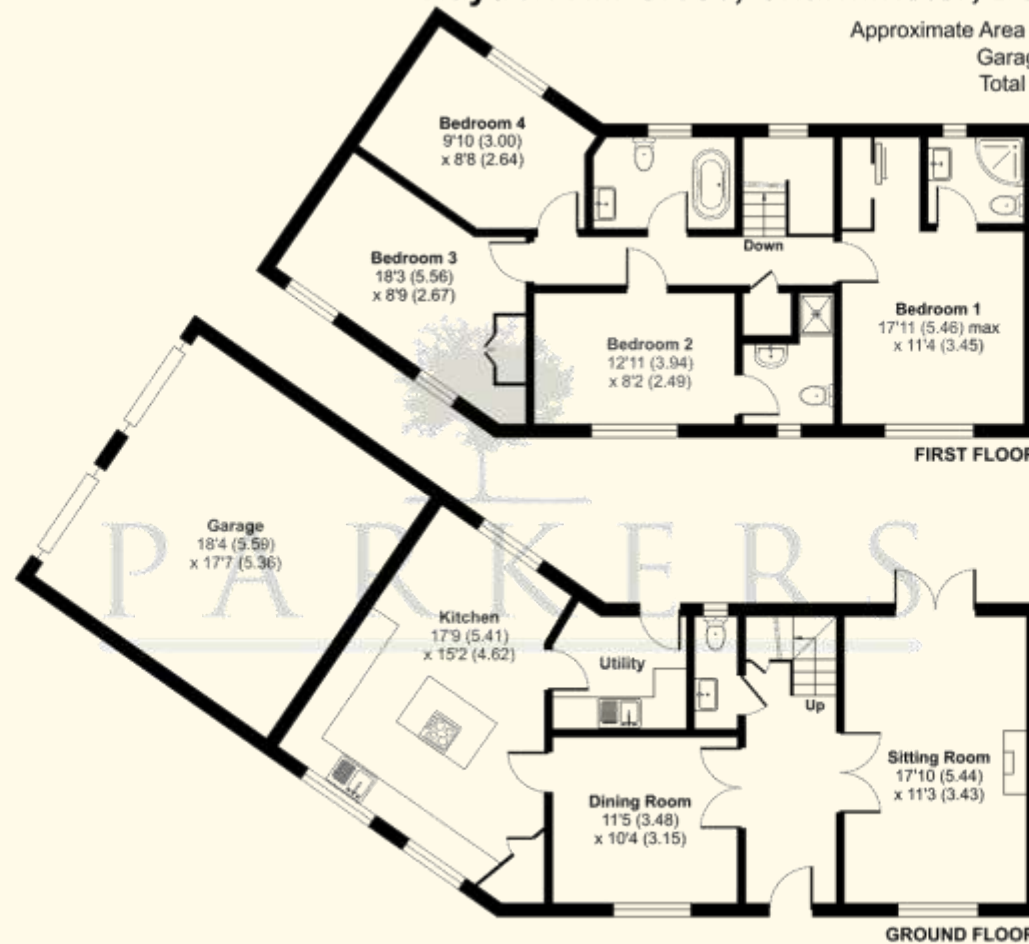
<https://check-long-term-flood-risk.service.gov.uk/risk#>



**Haydon Hill Close, Charminster, Dorchester, DT2**

Approximate Area = 1584 sq ft / 147.1 sq m  
Garage = 321 sq ft / 29.8 sq m  
Total = 1905 sq ft / 176.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Parkers Estate Agents. REF: 1178043

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