



Ryelands Way
Charminster

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered for sale, this beautifully presented four-bedroom, modern, detached family home situated in the popular phase one of Charminster Farm. Ground floor accommodation includes a front aspect kitchen, sitting/dining room, utility and downstairs WC. Located on the first floor are three double bedrooms, one with en-suite facilities and a family bathroom. The second-floor houses the principal bedroom with ensuite bathroom. 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 porch leads to the property entrance hall with doors to all ground floor rooms, a useful understairs storage cupboard and stairs to the first floor. The kitchen 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, four-ring Neff induction hob with extractor hood over, double oven and dishwasher. The room is finished with a tiled floor and French double doors leading to a spacious sitting/dining room furnished with a recessed wood-burner with stone surround and two sets of French doors leading to the rear garden. There is also a useful utility room and ground floor WC.

Stairs lead to the first floor where the three bedrooms and family bathroom are located. All rooms offer generous dimensions and fitted wardrobes. The second bedroom has the added benefit of an ensuite shower room complete with WC and hand basin. The family bathroom is a modern suite consisting of a panel-enclosed bath with overhead shower, WC and hand basin.

Stairs ascend to the second floor where the principal bedroom is located. The room has ample storage options with a sliding door wardrobes and additional storage cupboard. The room is benefitted by a substantial ensuite bathroom complete with panel enclosed bath, walk-in shower, WC and pedestal hand basin.

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.

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:

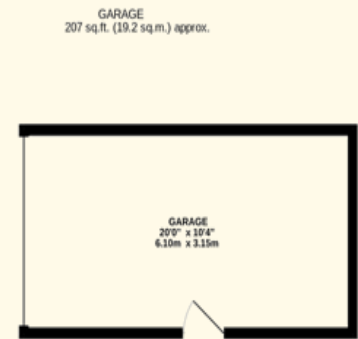
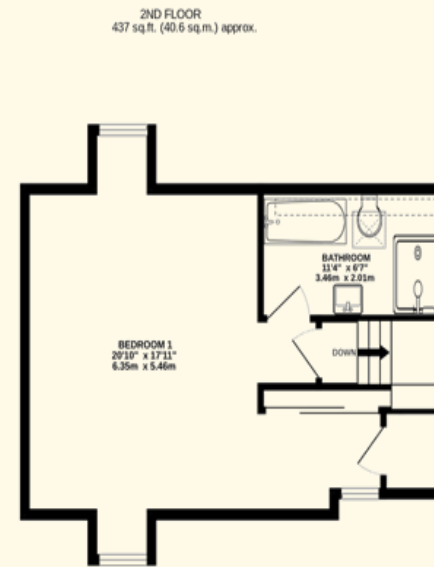
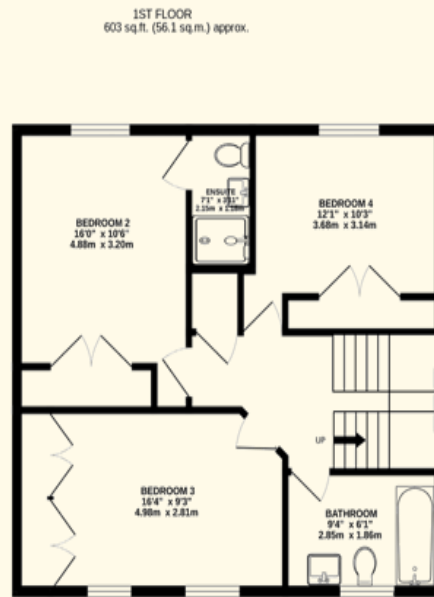
Mains electricity, water and drainage are connected. Gas fired central heating.

We are advised that the council tax band is F.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970



TOTAL FLOOR AREA : 1844 sq.ft. (171.4 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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