



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 worksurface 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.



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

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.



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



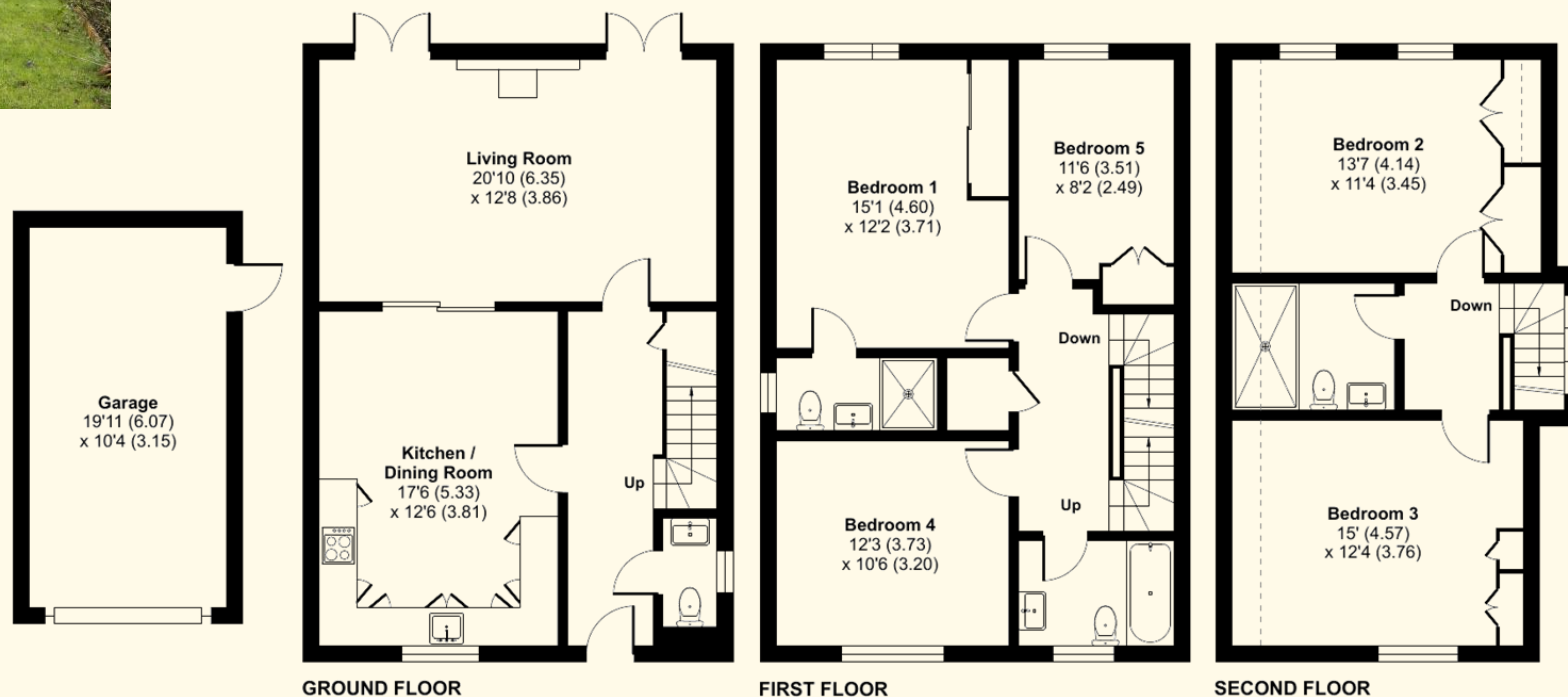
Charminster, Dorchester, DT2

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



Flood Risk:

Surface water – Very low risk.

Rivers and the sea – Very low risk.

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