



Willow View
Charlton Down



Offered with no forward chain is this well-presented, double fronted family home situated in the sought-after village of Charlton Down. The property offers accommodation including kitchen/dining room, sitting room, utility room, ground floor WC, three bedrooms, with ensuite facilities to the principle room and family bathroom. Externally there is a rear garden with single garage and parking to the front. EPC rating C

Charlton Down is a popular village situated about four miles north of Dorchester and features Victorian-era red-brick buildings alongside modern housing. Surrounded by picturesque countryside, Charlton Down offers a peaceful rural setting with amenities including Herrison Hall which hosts a variety of classes and events including yoga, classical concerts and Christmas fairs. There is also a sociable cricket club and an allotment site for use by the village (by application), health club with gym and fitness classes and sauna, a shop, and green spaces for recreation. The village has a strong sense of community and a friendly atmosphere. Weymouth is within 10 miles for the nearest beach and the celebrated Jurassic coastline.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks plus doctor's, dentist surgeries and the Dorset County Hospital. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Entrance to the property is gained via a short set of stairs leading to the front door opening onto the hallway with doors accessing the ground floor rooms and a set of stairs to the first floor.

The spacious sitting room is presented in neutral tones and offers a dual aspect via a front aspect window overlooking the nearby open green space and French doors opening onto the rear garden.

The open-plan kitchen/dining room, with dual aspect, is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a fridge/freezer, cooker, four ring gas hob with extractor over and dishwasher. An opening leads to the utility room, fitted with further wall and base storage units with worksurface over. There is space and plumbing for a washing machine and doors offer access to the rear garden and WC. The dining area, to the front of the property, overlooks the open green space and a door opens to under stairs storage.

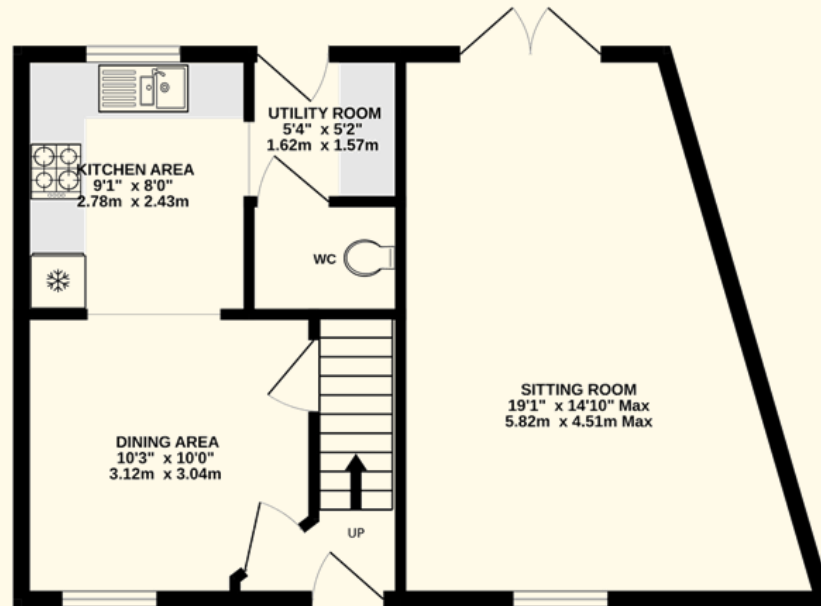
There are three bedrooms offered with fitted wardrobes in bedrooms one and two. Ensuite shower, WC and wash hand basin facilities are accessed from bedroom one.

The family bathroom is fitted with a white suite comprising panel enclosed bath with mixer tap and cradle, WC and wash hand basin.

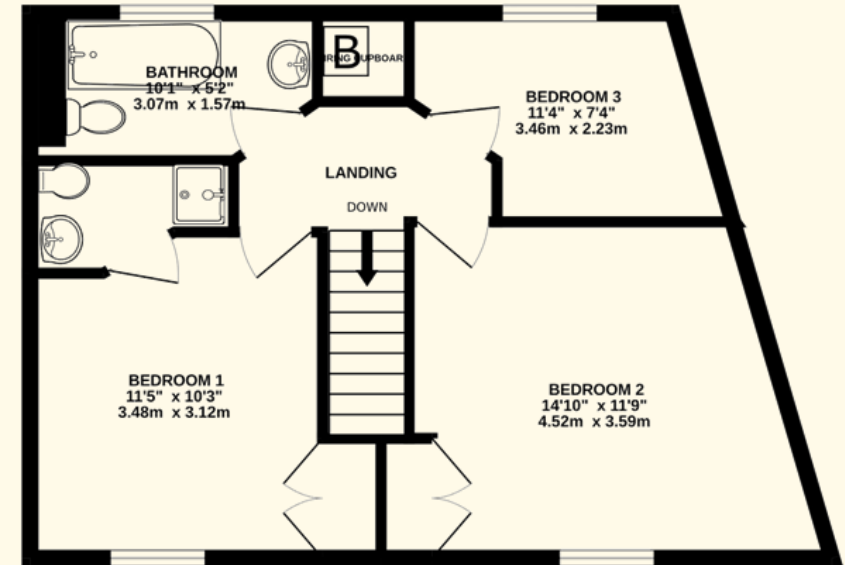
Externally, the property benefits from an attractive, fully rear garden. The garden offers a paved area abutting the rear of the property offering ample space for outdoor furniture. A lawned area with borders offering mature plants and shrubs finishes this lovely outside space. There is a paved path leading to the rear of the garden where a privacy screen conceals a small patio area offering the perfect space to store waste bins, and gated pedestrian access is located.

There is a single garage with up-and-over door and parking for one vehicle to the front.

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

Agents Notes:

Please note there is a 6 monthly management fee, payable to Meadfleet for £130.92 (inc VAT)

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.

TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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Broadband:

Mobile service indoor is listed as limited and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk/>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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