



Rose Cottage, North Street
Charminster



This charming and characterful brick and flint cottage is set within the popular village of Charminster, and within an area of outstanding natural beauty. The beautifully presented accommodation comprises of a kitchen, utility room, two reception rooms, three bedrooms with en-suite to bedroom one and family bathroom. Externally there is a pretty front garden, gated driveway offering off-road parking and a single garage. EPC rating E.

Charminster village presents a traditional, old English image with its beautiful cottages, a 12th-century parish church, and the scenic River Cerne flowing through it. Charminster offers two village pubs, a well-regarded first school, two village halls and a convenience store, which houses a post office. Surrounded by rolling countryside, Charminster offers a peaceful, rural setting while being conveniently close to the amenities of Dorchester, a five-minute car journey.

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eateries with a central open space hosting several events throughout the year.



Entrance to the property is via the front door into the sitting room boasting a central exposed brick fireplace housing a woodburning stove. The room is finished with a dark wood-effect flooring, Plantation shutters to the rear and stylish panelling to the walls. The wood-effect flooring continues through to the dining room where tongue and groove panelling and a pretty window seat continue the style and characterful feel of this lovely home. A set of stairs rise from the dining room with storage and reading nook below.

The kitchen, in-keeping with the style of the house, is fitted with a range of blue, shaker style, wall and base units with solid oak worksurfaces and upstands. There is a Butler sink and a gas fired Rayburn powering the central heating for the property. A Neff electric oven, four-ring electric hob offer alternative cooking options. The room is finished with a tiled floor, Quartz splash-back behind the Rayburn and hob and Plantation shutters to the side aspect window. A stable door offers further front access to the garden. The utility room provides further storage and space for appliances.

The first floor offers three double bedrooms with built-in storage to one. The family bathroom has been renovated with luxury in mind and boasts a free-standing roll top bath, WC and wash hand basin with storage below. The room is finished with wall panels, mirrors, and mosaic style, tiled flooring. The en-suite is equally as luxurious with walk-in double shower, dual wash hand basins with storage below and a WC.

Externally:

The attractive and private garden to the front of the property is predominantly laid to lawn with mature plants and shrubs. There is a driveway offering off-road parking for multiple cars and a single garage with double doors, light and power.

Agents Notes:

Approval has been granted for 30 houses near the property. The planning application is on the opposite side of Wanchard Lane. Planning ref WD/D/20/003259

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#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

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

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

Services:

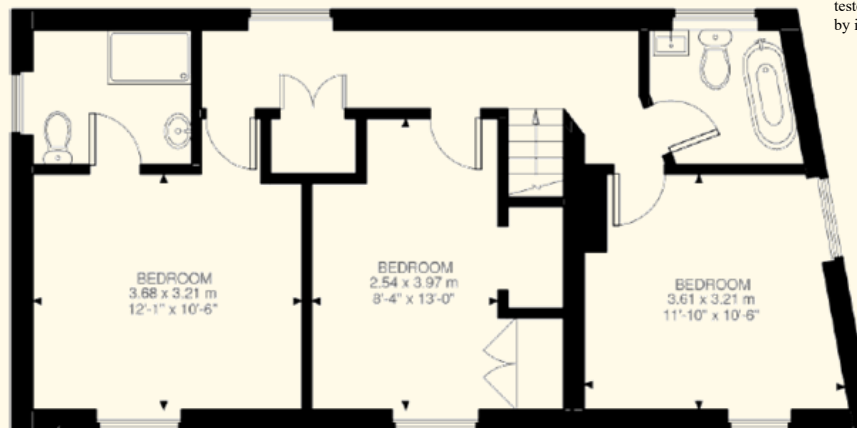
Mains electricity, water and drainage are connected. Rayburn gas central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
DT1 1XJ

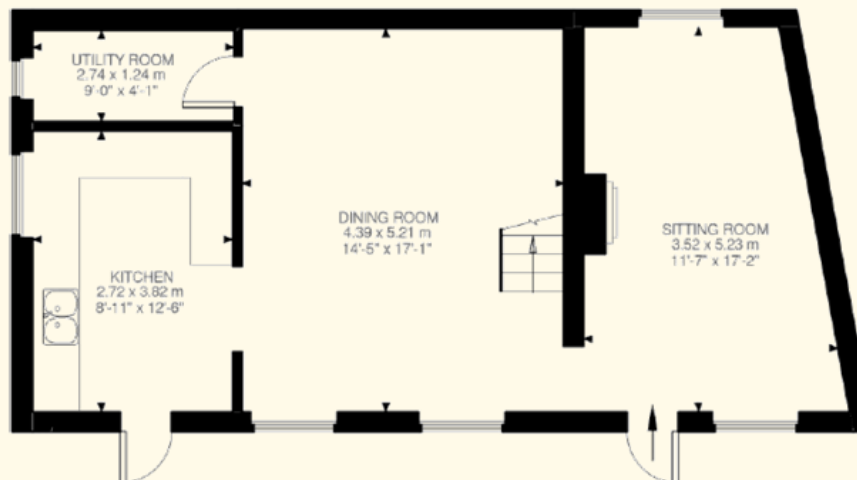
Council tax band E.

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.

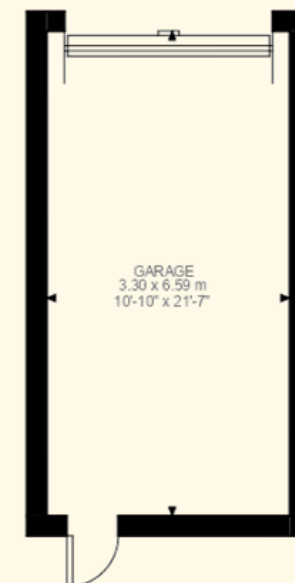


First Floor
602 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Ground Floor
601 ft²



North Street, DT2
Approximate Gross Internal Area

111.79 SQ.M / 1203 SQ.FT
(EXCLUDING GARAGE)
GARAGE 21.73 SQ.M / 234 SQ.FT
INCLUSIVE TOTAL AREA 133.52 SQ.M / 1437 SQ.FT