



Meadow Road, Charlton Marshall DT11 9PG

£525,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS



## KEY FEATURES

- Sought-After Location Within a Charming Village
  - Modernised & Extended Detached Bungalow
- Expansive Living/Dining Room Across the Rear with Roof Lantern
  - Four Bedrooms & Modern Family Bathroom
    - UPVC Double Glazing & Gas Combi Boiler
- Off Road Parking to Front & Side of Property for Several Vehicles
- Generously Sized Rear Garden Offering a Good Degree of Privacy
  - Potential for Loft Conversion (STP)
- Short Drive to Blandford Forum and Road Transport Links to Further Afield
- Nearby Pub & Easy Access to North Dorset Trailway Walking & Cycling Routes





## A MODERNISED & EXTENDED BUNGALOW SET IN A SOUGHT-AFTER DORSET VILLAGE

Situated in the sought-after village of Charlton Marshall, this recently modernised and extended detached bungalow offers versatile and well-proportioned living throughout.

The impressive open-plan living and dining space spanning the rear of the property, enhanced by a striking roof lantern that floods the room with natural light, is an ideal space to relax with family or entertain guests. It opens through to a thoughtfully designed kitchen with ample storage and room for appliances. The property also features four good-sized bedrooms, as well as a modern family bathroom. Bedroom 4 is currently arranged as a study, making this an ideal space for those looking to work from home. With potential for a loft conversion (subject to planning), this home also offers exciting scope for future expansion if required.

Externally, there is ample off-road parking to the front and side driveway of the property, easily accommodating multiple vehicles and providing a handy gated rear access. To the rear, a generously sized garden provides a good degree of privacy, creating a peaceful outdoor space to enjoy.

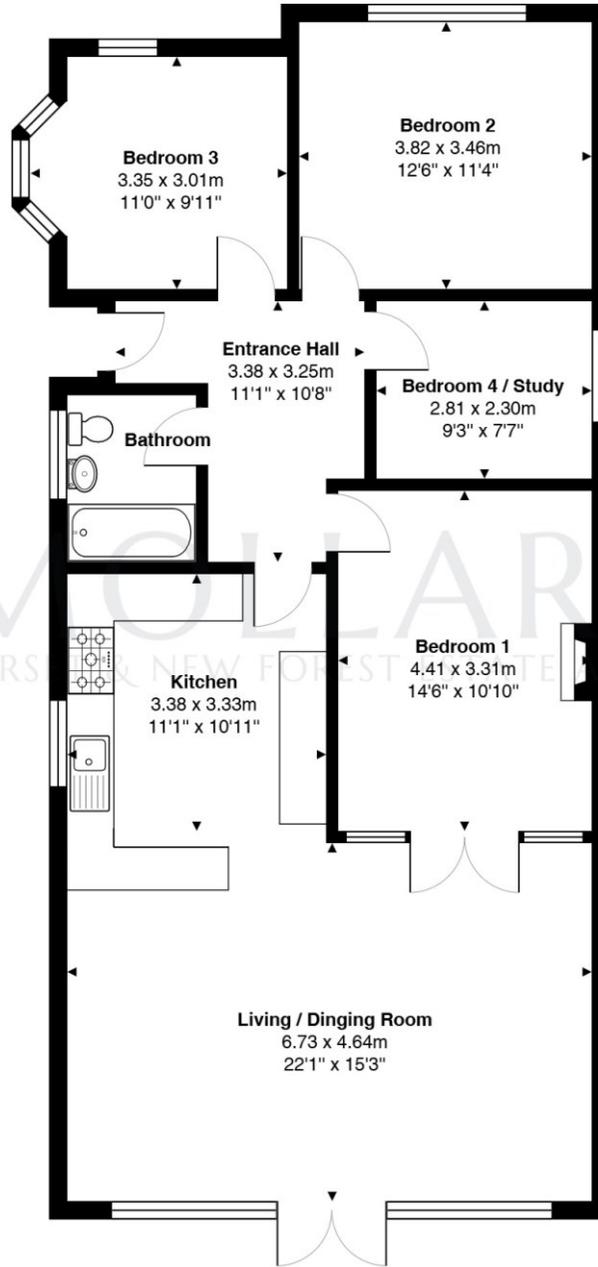
The property is conveniently located just a short drive from the shops, restaurants and facilities of Blandford Forum, plus there are excellent nearby road transport links to further afield. Also nearby is the popular local pub, The Charlton Inn, and there is easy access to the North Dorset Trailway with fantastic walking and cycling routes.

A delightful home that perfectly combines village charm with modern living.





# FLOORPLAN



Total Area: 103.1 m<sup>2</sup> ... 1110 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## ADDITIONAL INFORMATION

Dimensions: Please see floorplan

Tenure: Freehold

Council Tax: Band D (Dorset Council)

EPC Rating: Band E (41)

Heating: Gas central heating via combi boiler







## Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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