



Sherren Avenue, Dorchester, DT2 9

**Guide Price £130,000**

Meyers Estates Poundbury

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- Well Presented One Double Bedroom
- First Floor Apartment
- High Ceilings
- Light and airy Throughout
- Share of Freehold
- Village Location
- Use of Communal Gardens
- Parking Available

A charming and beautifully presented one double bedroom apartment forming part of an attractive Victorian building, rich in character and architectural detail. This delightful home enjoys high ceilings, large sash-style windows and a wealth of period features, all complemented by well-maintained communal grounds and allocated parking. It presents an ideal opportunity for first-time buyers, downsizers, investors, or those seeking a peaceful Dorset retreat.

The apartment immediately impresses with its sense of space and light, a hallmark of Victorian design. The generous ceiling heights and expansive windows allow natural light to pour into the living accommodation, enhancing both the proportions and the welcoming atmosphere. The main living area provides a comfortable and versatile space, ideal for relaxing or entertaining, while retaining the elegance and charm associated with properties of this era.

The double bedroom is well sized and thoughtfully arranged, offering ample room for freestanding furniture while maintaining a calm and restful feel. The bathroom is fitted to suit modern living, blending practicality with sympathetic styling to complement the character of the building. Overall, the accommodation is both well balanced and inviting, offering a seamless combination of period charm and everyday convenience.

Externally, Greenwood House sits within attractive and well-kept communal grounds, providing a pleasant setting for residents to enjoy. The property also benefits from parking, a valuable feature that enhances the practicality of this appealing home. The surrounding environment offers a peaceful, semi-rural atmosphere while remaining conveniently positioned for access to nearby amenities.

#### Situation & Area Guide

Greenwood House is located within Charlton Down, a popular and well-established residential development set amidst rolling countryside. The area offers a tranquil lifestyle with a strong sense of community, making it particularly appealing to those seeking a quieter pace of living without complete seclusion.

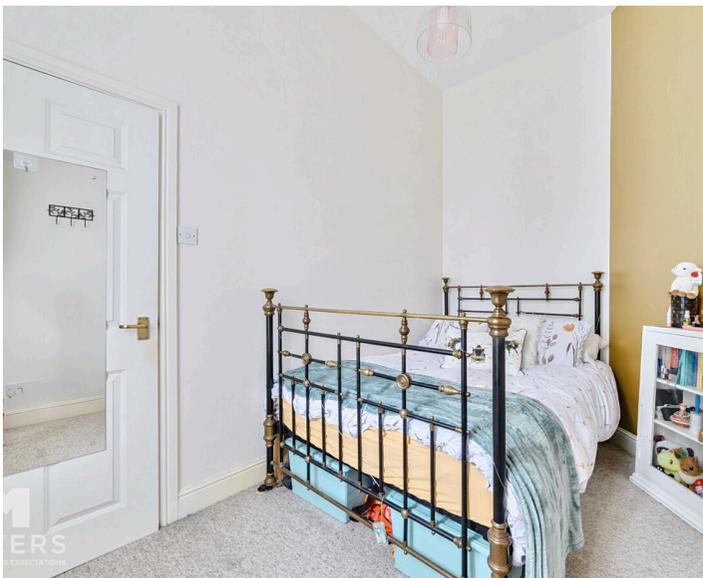
The nearby village of Charminster provides a range of everyday amenities including local shops, public houses, a doctor's surgery, and schooling, catering well for daily needs. For a wider selection of facilities, the county town of Dorchester lies approximately three miles away. Dorchester offers an excellent

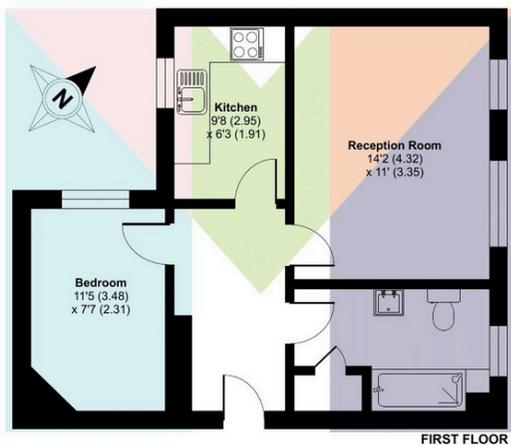




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J 1





FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		59	65
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		55	63
		EU Directive 2002/91/EC	



**Greenwood House, Sherren Avenue, Charlton Down, Dorchester, DT2**

Approximate Area = 462 sq ft / 43 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Meyers Estate. REF:1297818



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