



Mulberry Gardens
Charlton Down
£400,000



A well-presented three-bedroom detached home offering spacious accommodation throughout. The property features a generous living room with patio doors to the rear garden, a modern kitchen/dining room, separate utility room and ground floor WC. Upstairs are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite, along with a family bathroom. Outside, the low-maintenance rear garden benefits from a patio and artificial lawn, while solar panels, a single garage with power and lighting and off-road parking complete this fantastic family home. EPC Rating A.

Charlton Down is a highly regarded village situated just four miles north of the historic county town of Dorchester, famous for its unique blend of grand Victorian architecture and modern residential design. The community is centered around the magnificent Herrison Hall and offers a wealth of local amenities, including a convenience store with a Post Office, a fitness club, and a picturesque cricket ground. Surrounded by the rolling Dorset countryside, the village provides an idyllic setting for outdoor enthusiasts with numerous nature walks on the doorstep, while also sitting within the catchment area for the prestigious Thomas Hardy School and offering excellent rail links to London and Bristol from nearby Dorchester.



The accommodation begins with a pedestrian path leading to a part glazed door that opens into a welcoming entrance hall, providing access to the ground floor living accommodation and stairs rising to the first floor. The generous sitting room receives plentiful natural light gained via a double aspect, enhanced by the patio doors that open directly onto the rear garden.. Neutral décor and carpet complete this comfortable living space. The modern kitchen/dining room is fitted with a range of wall and base level units with work surfaces over and finished with tiled flooring. Integrated appliances include a Neff oven with a four-ring gas hob and extractor hood over, together with a stainless-steel sink and mixer tap. There is ample space for a fridge/freezer and dishwasher, while windows to the front and side aspects create a bright and airy feel. A door leads through to the useful utility room, which offers additional wall and base units with space and plumbing for a washing machine. The utility also provides access to the rear garden and a convenient ground floor W/C.

To the first floor, a spacious landing benefits from an airing cupboard. The principal bedroom enjoys a front-facing window, fitted wardrobes and a private en-suite shower room comprising a shower cubicle, W/C, wash hand basin and heated towel radiator. Bedroom two is a comfortable double room with a useful built-in storage cupboard, while bedroom three is a comfortable room offering space for a small double bed or an ideal home office or nursery. The family bathroom is fitted with a white suite comprising a panelled bath with shower attachment, W/C and wash hand basin, complemented by partly tiled walls and a heated towel radiator.

Externally, the property enjoys a well maintained, low-maintenance rear garden featuring a patio seating area extending along the side of the property, artificial lawn and a pathway leading to the rear access gate, where the garage and driveway is situated. The single garage benefits from power and lighting, with an up and over door.

Agents Notes:

We are advised there will be a Meedfleet charge of £214.00

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider.

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

Services:

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

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#>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

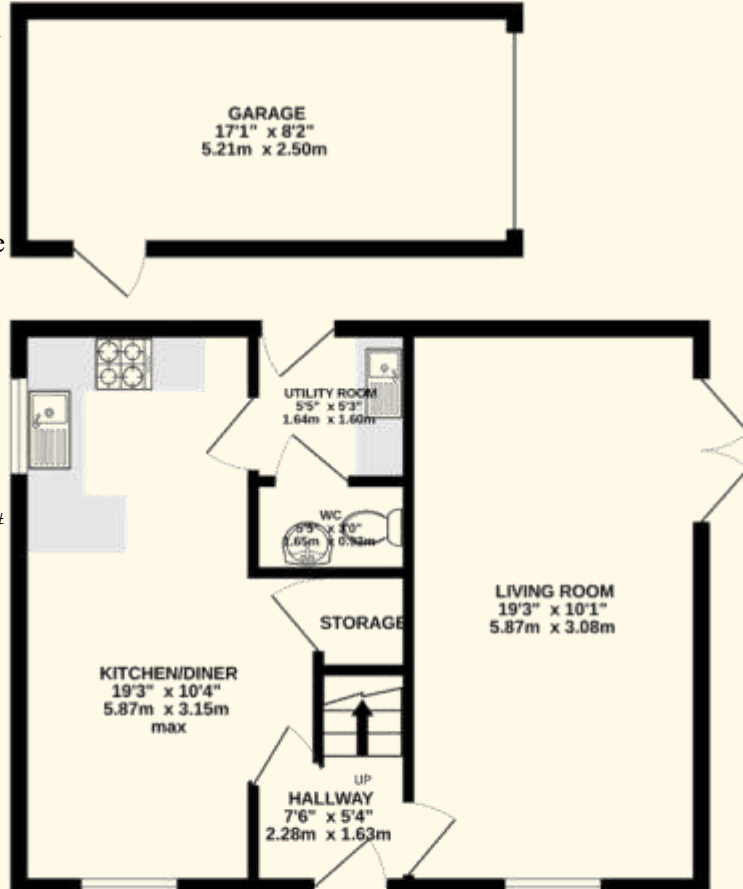
Tel: 01305 211970

Council tax band D.

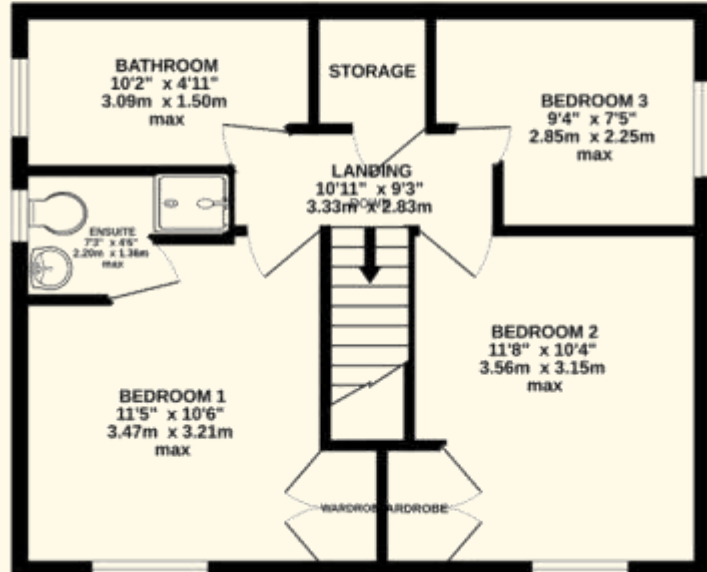
Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this. <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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