



Sherren Avenue  
Charlton Down  
£340,000



This beautifully presented three-bedroom, mid-terraced home offers spacious accommodation including a bright living room, a modern kitchen/dining room with quality integrated appliances, and a lovely conservatory overlooking the gardens. Across the upper levels, the home features three well-proportioned bedrooms and two bathrooms, including a dedicated top-floor principal suite with its own private en-suite shower room. Externally, the property benefits from a well-maintained rear garden leading to a garage and an adjacent carport, providing excellent off-road parking. EPC Rating TBC

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.

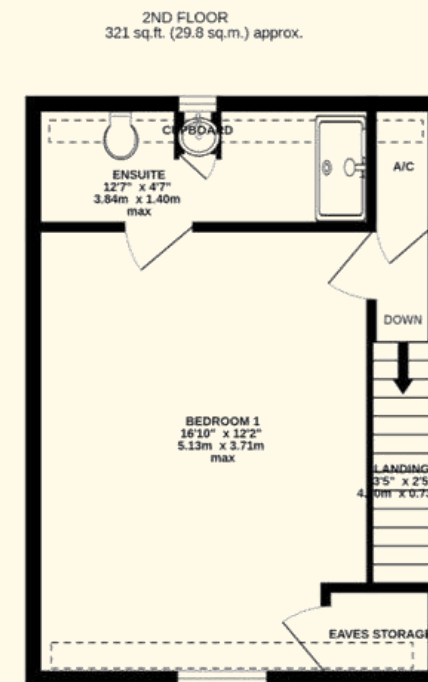
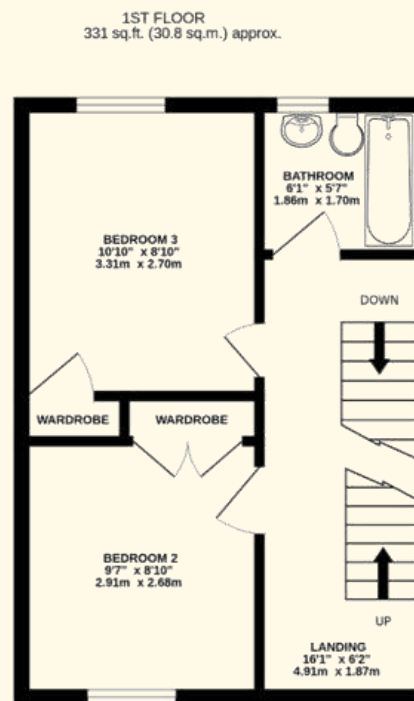
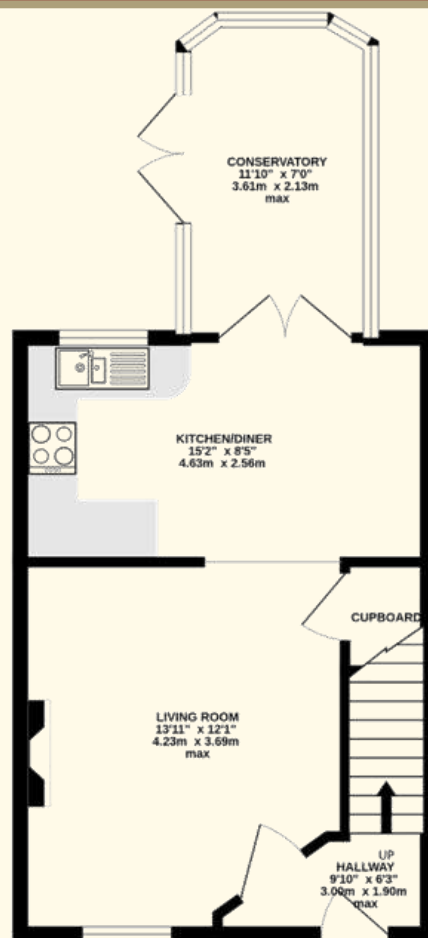
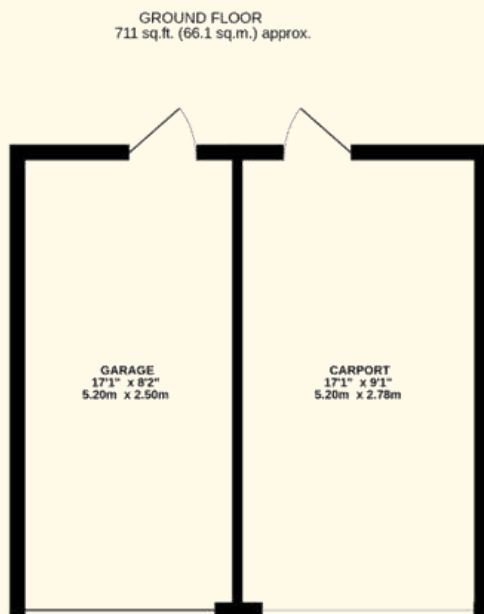


Approached via an attractive frontage, the property immediately creates a welcoming first impression. A pathway leads to the part glazed door opening into the entrance hall, providing access to the ground floor accommodation and stairs that rise to the first floor. A door leads through to the living room, a bright and welcoming space centred around a feature electric fireplace and benefiting from a useful under-stairs storage cupboard. An archway connects directly to the kitchen/diner, creating a wonderful open-plan flow for entertaining. The kitchen comprises a modern range of wall and base level units with work surface over housing 1 ½ sink with mixer tap. Integrated appliances include a Bosch fridge, an eye-level oven, a Bosch four-ring ceramic hob, and a Hot Point washer/dryer. To the rear of the kitchen, double doors open into a conservatory featuring tiled flooring.

The first-floor landing gives access to two well-proportioned double bedrooms and the family bathroom. Bedroom two benefits from a built-in double wardrobe, while bedroom three features a built-in single wardrobe, ensuring excellent storage throughout. The family bathroom is appointed with a modern white suite comprising a panel enclosed bath with a shower attachment over, a pedestal wash hand basin, and a low-level WC. Stairs rise again to the second-floor landing, where there is an airing cupboard providing linen storage. The second floor is dedicated entirely to a generous primary bedroom suite, benefiting from practical built-in eaves storage and is served by an en-suite shower room, comprising a modern suite with a walk-in shower cubicle, a wash hand basin with vanity storage, and a low-level WC.

The property enjoys a rear garden, beautifully landscaped to include a shingle area alongside a raised wooden deck, ideal for outdoor dining and entertaining. To the rear of the plot, a pedestrian gate gives access to the property's parking arrangements. This includes a single garage with a pitched roof providing excellent overhead storage, an up-and-over door, power, and lighting. Immediately adjoining the garage is a highly convenient open carport, providing sheltered off-road parking for an additional vehicle.

**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 : 1364 sq.ft. (126.7 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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### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council tax band D.

### 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 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>.

### Agents Notes:

There is a 6 monthly Meadfleet charge of approx. £133.53

### Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

### 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>

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