



3 Charlton Mead, Charlton Marshall, Dorset, DT11 9PB





**Stylish 3/4 Bedroom chalet-style home with beautifully landscaped gardens, generous living spaces and superb presentation throughout, set in a peaceful village backing onto woodland and trailway.**

**Sitting Room 13'0" (3.96m) x 17'5" (5.31m)** - Generous front-facing reception with large picture window over the landscaped frontage, neutral décor, coved ceiling and space for multiple sofas, ideal for family relaxation or entertaining.

**Study 11'4" (3.45m) x 11'0" (3.35m)** - Versatile room currently used as a home office/snug, with window to front, space for desk and sofa and easy access to the hall and cloakroom.

**WC** - Contemporary ground floor cloakroom with close-coupled WC, pedestal basin and feature wall coverings, positioned off the main hall.

**Kitchen / Breakfast Room 15'11" (4.85m) x 19'0" (5.79m)** - Beautifully appointed fitted kitchen with extensive cream units, central island with breakfast bar, integrated double oven, hob and space for American-style fridge freezer, opening to garden room.



**Dining Room 12'4" (3.76m) x 13'2" (4.01m)** - Currently used as a second lounge, this generous room offers link from the hallway and direct flow from garden room, making it ideal for relaxed entertaining.

**Garden Room 11'9" (3.58m) x 27'1" (8.26m)** - Impressive rear reception with dual sets of glazed doors onto the patio, tiled flooring and feature wood-burning stove, space for a large family table and direct flow from the kitchen for relaxed entertaining, creating a superb all-season link to the landscaped garden.

**Utility Room** - Practical utility with external door to the side, additional storage and appliance space, ideal for laundry and boots after enjoying the garden or nearby countryside walks.

**Bedroom 1 13'3" (4.04m) x 15'0" (4.57m)** - Spacious principal bedroom with broad rear window overlooking the garden, extensive fitted wardrobes to the eaves and access to the en suite shower room.

**En-suite** - Modern shower room with corner enclosure, skylight, white sanitary ware and heated towel rail, serving the main bedroom.

**Bedroom 2 11'4" (3.45m) x 17'0" (5.18m)** - Generous double bedroom with dormer window to the front, space for wardrobes and access to useful eaves storage.

**Bedroom 3 9'10" (3m) x 12'5" (3.78m)** - Comfortable double guest room with rear aspect window, currently arranged with double bed and freestanding furniture.

**Bathroom** - Well-presented family bathroom with panelled bath, basin, WC, skylight and part-tiled walls, positioned off the first-floor landing.

**Outside** - The property boasts a brick paved driveway providing parking for ample vehicles, access to single garage with useful workshop/store adjacent. Step outside to a beautifully maintained rear garden, perfect for relaxing or entertaining. The spacious patio area offers ample room for outdoor dining, while the rased lawn provides a safe space for children to play. Mature shrubs and colourful flower beds add charm and privacy, creating a tranquil retreat. Additionally, a further patio area offers extra seating area with timber pergola. Side access. this outdoor space combines practicality with peaceful enjoyment, Option to lease the rear bank annually for a small fee to benefit from rural views and potential vegetable plot.



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EPC Rating - C

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