

Symonds
& Sampson



Deverel Road
Charlton Down, Dorchester, Dorset

30 Deverel Road

Charlton Down, Dorchester,
Dorset, DT2 9UD

A well-presented three bedroom end terrace house with conservatory, garage, and a sunny garden, situated in the sought-after village of Charlton Down.



- Well-presented end terrace house
 - Three bedrooms
- Sitting dining room and conservatory
- Attractive, low-maintenance rear garden
 - Single garage and parking
- Convenient access to Dorchester and local amenities

Guide Price **£325,000**

Freehold

Dorchester Sales
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THE PROPERTY

Situated in the popular village of Charlton Down, this well-presented end terrace house enjoys a pleasant aspect and offers comfortable, well-balanced accommodation throughout.

The ground floor accommodation comprises an entrance hall with cloakroom. The spacious sitting/dining room provides an everyday living and entertaining space, with doors opening into the conservatory overlooking the garden. The kitchen is fitted with a range of units and work surfaces, offering a practical and functional layout with access to the garden.

On the first floor there are three bedrooms, including a well-proportioned principal bedroom, together with a family bathroom.

OUTSIDE

The beautifully arranged rear garden enjoys a pleasant and sunny aspect. Designed for ease of maintenance, the garden features paved and gravelled areas, mature planting, and well-stocked borders, creating an attractive and peaceful outdoor space. The conservatory opens directly onto the patio, providing an seamless connection between the indoor and outdoor living accommodation. Enclosed by a combination of brick walling and fencing, the garden offers a good degree of privacy and further enhances the appeal of the property.

The property benefits from a single garage, with parking in front, and is also fitted with power, making it ideal for use as a practical utility area.

SITUATION

Set approximately four miles north of Dorchester, Charlton Down is a peaceful village nestled in open countryside. The village itself is a quiet cul-de-sac, free from through traffic, and offers a strong sense of community with a shop, a splendid village hall, a gym, cricket pitch, and tennis courts available for residents.

The county town of Dorchester is close by, offering a wide range of amenities including shops, cafés, restaurants, and leisure facilities. Dorchester South and Dorchester West train stations provide direct services to London Waterloo and Bristol Temple Meads. The town is also home to several highly regarded schools and the renowned Dorset County Hospital.

For those who enjoy the outdoors, Charlton Down is perfectly positioned with excellent footpaths and bridleways across the surrounding countryside.

DIRECTIONS

what3words///writers.port.cleaning



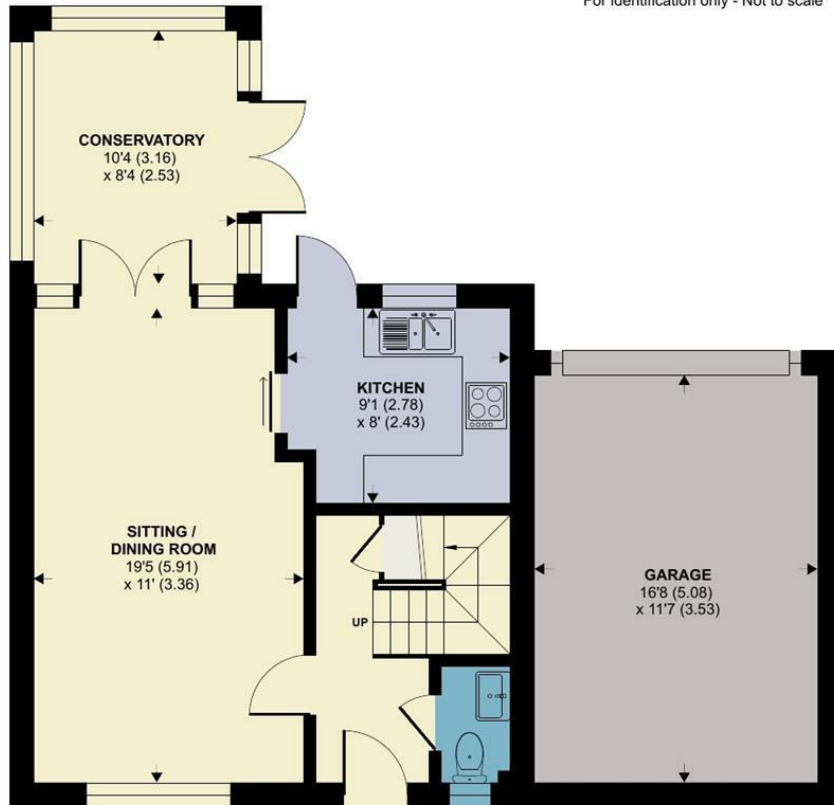
Deverel Road, Charlton Down, Dorchester

Approximate Area = 848 sq ft / 78.7 sq m

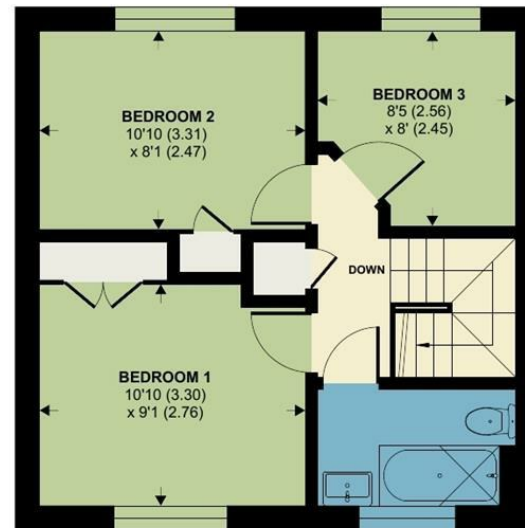
Garage = 193 sq ft / 17.9 sq m

Total = 1041 sq ft / 96.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

SERVICES

Mains electricity, gas, water and drainage are connected.
Gas fired central heating system.

Broadband - Ultrafast speed available

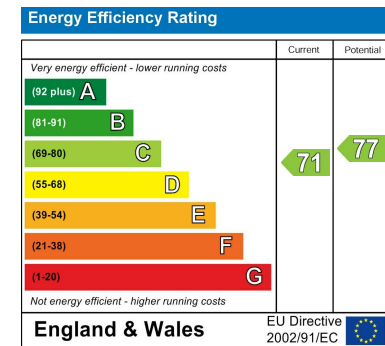
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: C (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Meadfleet Charges:

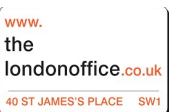
The vendors advise there is a management charge for the cost of common areas of approximately £300 per annum.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Symonds & Sampson. REF: 1458102



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