



4 Walnut Court

Charlton Down, Dorchester, Dorset

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Hawthorn Road, Charlton Down
Dorchester, Dorset
DT2 9XE

A modern four-bedroom home enjoying far-reaching countryside views, beautifully presented throughout and offering three bathrooms, a superb garden room, garage, and off-road parking.



- Small private development
- Far-reaching countryside views
- Beautifully presented throughout
 - Kitchen with granite worktops
 - Separate well-fitted utility room
 - Spacious living/dining room
- Garden room with superb views
- Four bedrooms, two en-suites

Offers Over **£600,000**

Freehold

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THE PROPERTY

This modern four-bedroom home forms part of a small private development, nestled on the edge of open farmland and enjoying fabulous far-reaching countryside views. Beautifully presented and filled with natural light, the accommodation flows well and is thoughtfully arranged to take full advantage of its position and outlook.

The welcoming entrance hall features a tiled floor and leads through to a fitted kitchen with granite worktops, integrated fridge/freezer, dishwasher and washing machine, as well as a range-style cooker with gas hob and electric ovens. Sliding doors open directly onto the garden and patio area.

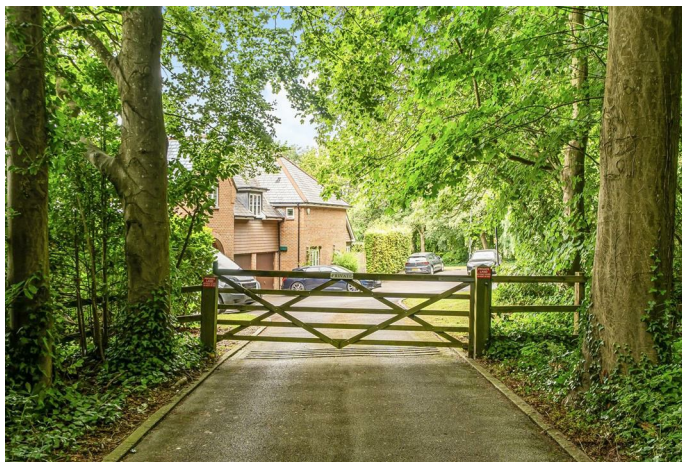
There is a separate utility room, well fitted with a range of cupboards and worktops, together with tumble dryer, undercounter fridge, wine chiller and glazed wall units.

The spacious living/dining room provides an excellent entertaining space, with a large window framing the dining area and overlooking the garden. The living area offers ample room for sofas and a TV, with an archway leading through to the garden room, a standout feature of the property, offering a versatile additional living space with superb views.

Upstairs are four well-proportioned bedrooms. The principal bedroom features fitted wardrobes, a Juliet balcony, and a stylish en-suite shower room. Bedroom two also benefits from its own en-suite shower room, while bedroom three enjoys a box bay window. Bedroom four is currently arranged as a home office, with the family bathroom serving the remaining bedrooms and completing the accommodation on this floor.

Further benefits include gas central heating, double glazing, a garage, and off-road parking.





OUTSIDE

The private garden wraps around the house and is beautifully maintained, being mainly laid to lawn with well-stocked shrub and flower borders. A generous patio provides an ideal space for outdoor entertaining, with a further seating area offering a choice of aspects within the garden.

In addition, there are well-kept private communal gardens extending around the development, mainly laid to lawn with a variety of mature trees and gravelled pathways.

SITUATION

Set approximately four miles north of Dorchester, Charlton Down is a peaceful village nestled in open countryside. The village itself is free from through traffic, 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///turned.crucially.salaried



SERVICES

All main services are connected.
Gas-fired central heating.

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: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The vendors advise that there is an annual management charge for the maintenance of the communal areas. For the period from February 2025 to January 2026, the charge was £253.97.

The property falls within a conservation area.
Photos were taken in June 2026.



Walnut Court, Charlton Down, Dorchester

Approximate Area = 1809 sq ft / 168 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1951 sq ft / 181.1 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). © nchecon 2026. Produced for Symonds & Sampson. REF: 1471163



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Dorchester/SXP/29.07.2026



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