

The logo for Symonds & Sampson is located in the top center of the image. It consists of the company name in a white serif font, with a yellow horizontal bar underneath the text. The background of the entire image is a photograph of a large, three-story red brick building with a central tower and a courtyard with parked cars.

Symonds
& Sampson

Flat 10, Greenwood House

Sherren Avenue, Charlton Down, Dorchester, Dorset

Flat 10

Greenwood House

Sherren Avenue, Charlton Down
Dorchester, Dorset
DT2 9UG

A stylish two-bedroom apartment within a historic Victorian conversion.



- Beautifully presented throughout
- Two spacious double bedrooms
- High ceilings and large windows
- Bright sitting room with natural light
 - Residents' parking available
 - Landscaped communal gardens
 - Peaceful village near Dorchester
 - No onward chain

Guide Price **£177,500**

Leasehold - Share of Freehold

Dorchester Sales
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THE PROPERTY

Charlton Down was established as a new village in 1997, when three late Victorian hospital buildings were sympathetically converted into apartments, now known as Redwood House, Greenwood House and Herrison House.

This apartment is beautifully presented and maintained in excellent condition throughout. Large windows and high ceilings enhance the sense of space and light, while the entrance hall benefits from two windows allowing plenty of natural light to flow through.

The sitting room is a well-proportioned room with two windows that enjoy sunlight for much of the day. The kitchen is located just off the sitting room and features fitted units, a breakfast bar for casual dining, and an integrated oven with electric hob. There is also space for a tall fridge/freezer, washing machine and dishwasher.

The property offers two spacious double bedrooms, with the principal bedroom benefiting from built-in wardrobes. Both rooms are tastefully decorated. The contemporary family bathroom is fitted with a white suite, including a P-shaped bath with shower over.

OUTSIDE

Ample residents' parking is available, along with a discreet refuse storage area. The property is set within large, well-maintained landscaped grounds featuring a variety of mature trees and benches, providing pleasant spots to sit and enjoy the surroundings.

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:///lakeside.clocked.taller

SERVICES

Mains water, electricity, gas and drainage are connected.
Gas 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>)

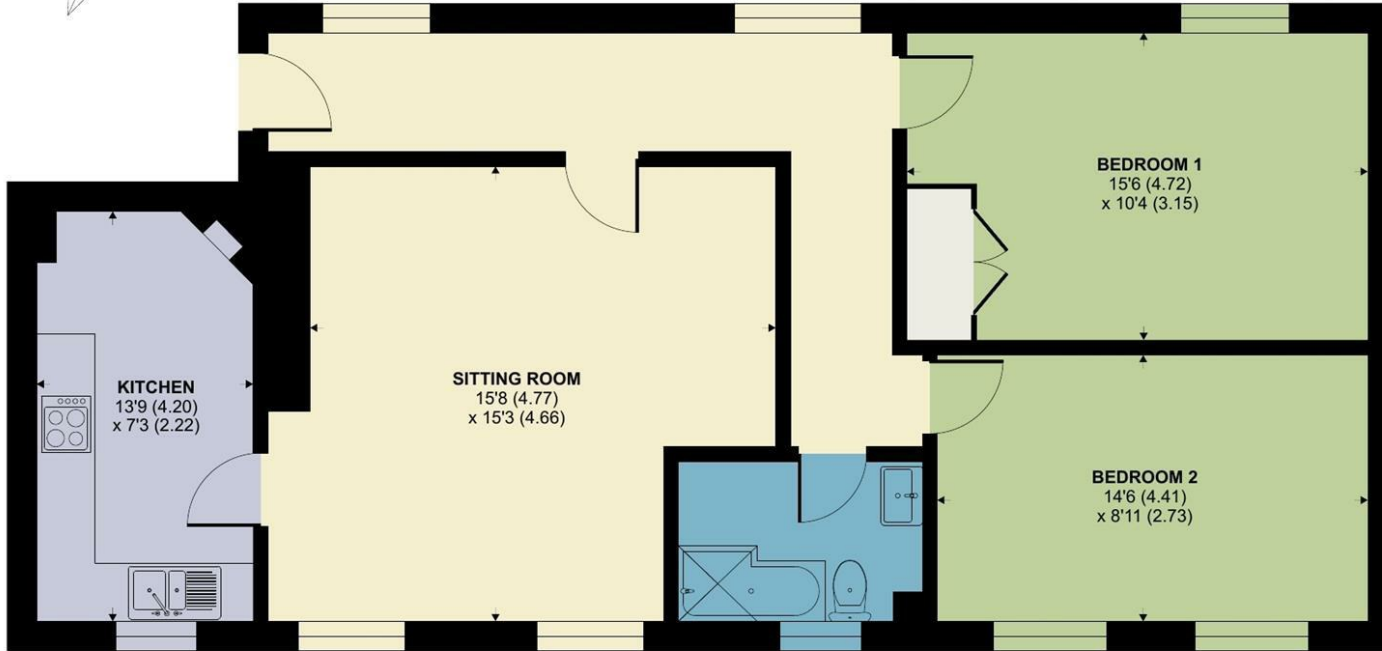
Council Tax Band: C (Dorset Council - 01305 251010)



Sherren Avenue, Charlton Down, Dorchester

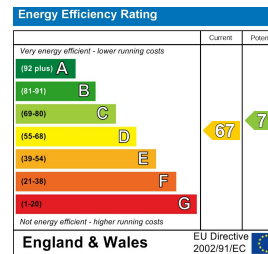
Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1423840



LEASE INFORMATION

Share of Freehold: Lease 999 years from from 25th March 1999. (972 years remaining).

The current service charge is £3,028.26 per annum, payable in two instalments of £1,514.13 on 1 January and 1 July. There is no ground rent payable.

The service charge is payable to Woodlanders Management Ltd and administered by Templehill Property Management Ltd.

Restrictions:

- For private residential use only; business use is not permitted.
- Pets require the landlord's consent.
- Hanging washing outside the flat is not permitted.

MATERIAL INFORMATION

The property falls within a conservation area.



Dorchester/KWI/14.05.2026



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