



Pound Close
Charminster

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This semi-detached, family home is set on an impressive plot, boasting a generous rear garden and a substantial shingled driveway providing ample off-road parking and leading to a double garage. The internal accommodation includes a reception room, spacious kitchen/diner, conservatory, three bedrooms, along with a shower room and a separate bathroom. EPC rating D.

Charminster village presents a traditional, old English image with its beautiful cottages, a 12th-century parish church, and the scenic River Cerne flowing through it. Charminster offers two village pubs, a well-regarded first school, two village halls and a convenience store, which houses a post office. Surrounded by rolling countryside, Charminster offers a peaceful, rural setting while being conveniently close to the amenities of Dorchester, a five-minute car journey.



A UPVC door opens into an entrance hall, with stairs rising to the first floor straight ahead, and the sitting room offered to the left-hand side.

The sitting room offers a warm and cosy aspect, featuring a central fireplace as a focal point and dual aspect windows to the front and rear, which allow for plenty of natural light.

The kitchen/diner enjoys a triple aspect and is fitted with a range of cream 'shaker style' wall and base level units with worksurfaces over tiled splash back. There is a free-standing Kenwood double electric oven with five-ring gas hob (which will stay) and integral dishwasher. Space is allocated for a fridge-freezer and dining furniture, if desired. A part-glazed door leads to a small utility space and ground floor shower room.

The ground floor is concluded by the conservatory, positioned to the rear, overlooking the garden and adding further living accommodation to the property.



Upstairs, there are three bedrooms, all receiving plentiful natural light via either a front, side or rear aspect window allowing for plentiful natural light to enter the rooms. Bedroom one also benefits from fitted storage.

Serving the bedrooms, is the family bathroom, furnished with a three-piece white suite including a panel enclosed bath with part shower screen and shower attachment, WC and wash hand basin. The room is complete with tiled walls and flooring.

The garden is a standout feature of the property, offering a generous lawn area complemented by a variety of hedging, mature plants, shrubs, and trees thoughtfully positioned throughout. A large shingled area provides ample parking and leads to a double garage, which features a designated office/storage space and an inspection pit, perfect for vehicle maintenance. The garden extends behind the garage, where two useful sheds—both of which will remain—offer additional storage space.

Services:

Mains electricity and water are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is C.

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

For up-to-date information please visit

<https://checker.ofcom.org.uk>

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#>

Agents Notes:

Please note there is a section 157 on the property so, restrictions will apply.

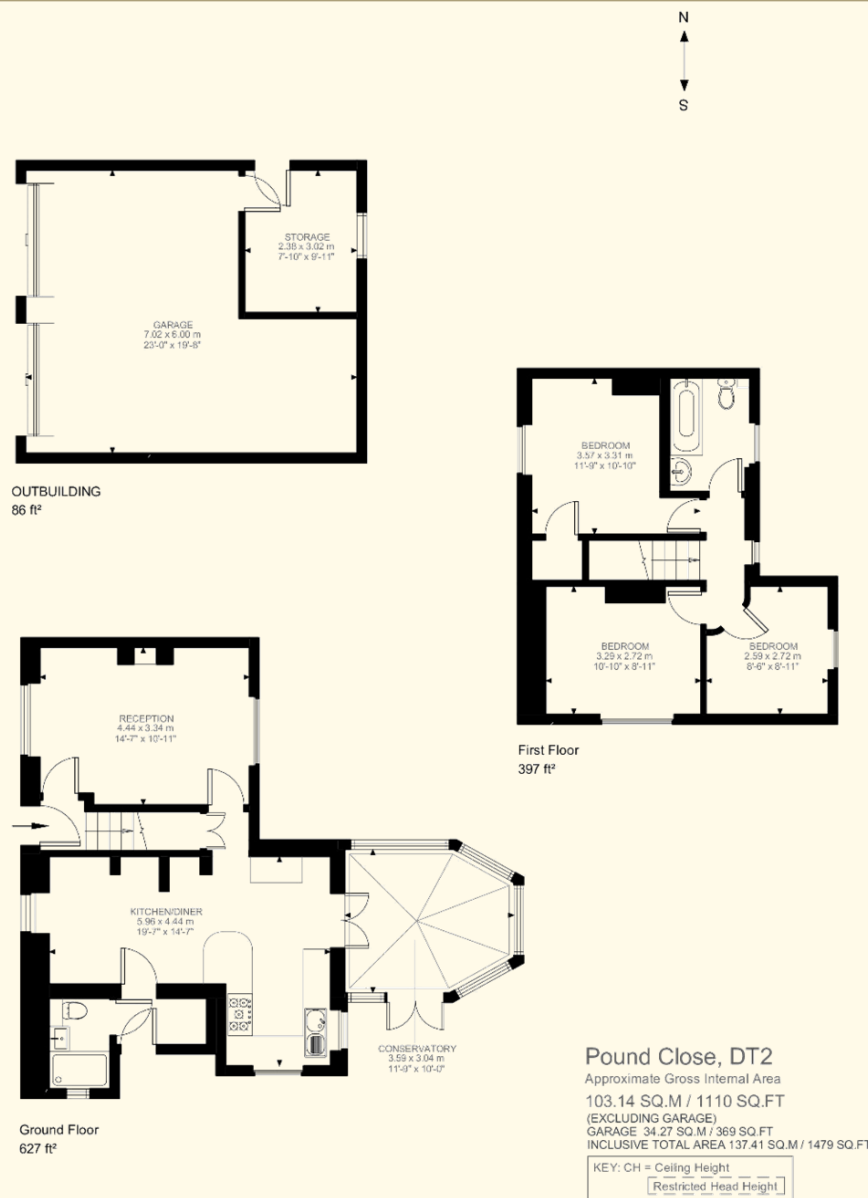


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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.