



Birch Way

Charlton Down

£599,500 offers in excess of

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated in a designated conservation area and within the popular village of Charlton Down is this detached family home. Well-presented accommodation includes two reception rooms, spacious kitchen/breakfast room, utility room, study, four double bedrooms with ensuite facilities to bedrooms one and two, family bathroom and ground floor WC. Externally, there is a spacious enclosed garden to the rear and side, double garage and driveway. EPC rating B.

Charlton Down is a popular village situated about four miles north of Dorchester and features Victorian-era red-brick buildings alongside modern housing. Surrounded by picturesque countryside, Charlton Down offers a peaceful rural setting with amenities including Herrison Hall which hosts a variety of classes and events including yoga, classical concerts and Christmas fairs. There is also a sociable cricket club and an allotment site for use by the village (by application), health club with gym and fitness classes and sauna, a shop, and green spaces for recreation. Their village has a strong sense of community and a friendly atmosphere. Weymouth is within 10 miles for the nearest beach and the celebrated Jurassic coastline.



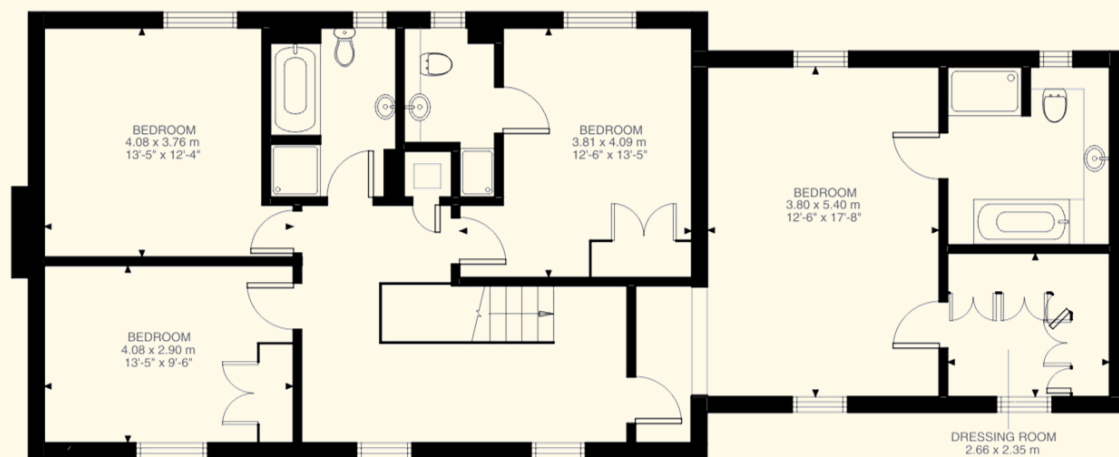
Steps lead to this attractive family home set on a generous plot. An entrance door takes you through to the property's hallway with access offered to the majority of ground floor rooms including the WC and under-stair cupboard. The living room extends the full depth of the home and features a dual aspect, allowing natural light to flood the room, and a central fireplace with surround and mantle. French doors open directly onto the rear garden.

Both the dining room and study provide adaptable living spaces, ideal for dining, working, or relaxing whilst the kitchen/breakfast room is a wonderful social space lending itself perfectly to modern family life. The room is fitted with a comprehensive range of wall and base level units with worksurfaces over and tiled splash back. Integral appliances include a double oven, four-ring gas hob with extractor hood above, dishwasher and fridge-freezer. The kitchen provides further dining space and access to the garden. A separate utility room allocates additional space for appliances and rear access.

A galleried first-floor landing grants access to all four bedrooms and family bathroom. The bedrooms are double in size and receive plentiful natural light via a front or rear aspect window. Bedroom one is an impressive and generous space and is complemented by both a dressing area and four-piece ensuite. Bedroom two further benefits from an ensuite shower room.

The family bathroom has been furnished with a panel enclosed bath with shower attachment, shower cubicle, WC and wash hand basin.

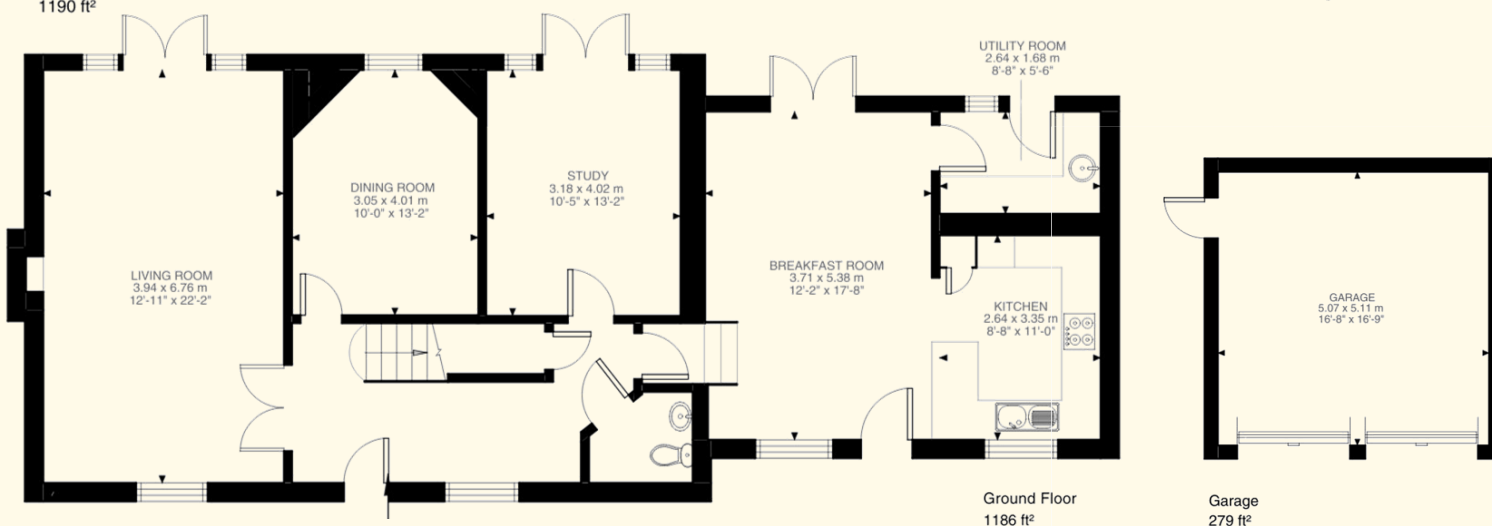
Outside, the garden is mainly laid to lawn, with a variety of flower bed boarders. There are two-tiered patio areas which run along the back of the house and create the perfect spot for alfresco dining. To the right-hand-side of the property, there is a double garage and driveway with electric charging point, providing off-road parking.



Birch Way, DT2
Approximate Gross Internal Area
246.64 SQ.M / 2655 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

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



Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

The current seller states there is fibre to the premise.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band F.

Agents Notes:

Please note there is an annual Meadfleet communal management charge of approx. £520.00.

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.