



Charlton Down, Dorchester, DT2 9

Guide Price £200,000

Meyers Estates Poundbury

www.meyersstates.com | 01305 259436



- Two Double Bedroom
- Beautiful Communal Gardens
- Well Presented Throughout
- Kitchen-Dining Room
- Communal Tennis Courts
- Village Location
- Communal Parking Area

Herrison House, Hawthorn Road, Charlton Down, DT2 9XA

An individual and characterful two double bedroom apartment set within the impressive Herrison House development, enjoying an idyllic setting with beautifully maintained communal gardens, and excellent village amenities, all within easy reach of Dorchester.

This charming first floor apartment forms part of the historic Herrison House building and retains a wonderful sense of character, combined with well-proportioned and practical living accommodation. The property is accessed via well-maintained communal areas and offers a unique living environment within a peaceful and picturesque setting.

Internally, the apartment features a spacious sitting room, providing a comfortable and inviting space for relaxation or entertaining. Large windows allow for plenty of natural light, enhancing the sense of space and complementing the characterful feel of the property.

The kitchen–dining room offers ample space for both cooking and dining, fitted with a range of units and work surfaces, making it a practical and sociable area of the home. There is plenty of storage space in the hallway.

There are two generous double bedrooms, both well-proportioned and providing comfortable accommodation. A bathroom completes the internal accommodation.

Herrison House is surrounded by beautifully landscaped communal grounds, offering residents access to extensive gardens that provide a tranquil environment rarely found with apartment living. There are on-site tennis courts which are bookable via Charminster Parish Council.

The property is situated in the popular village of Charlton Down, approximately three miles north of Dorchester. The village enjoys a strong community feel and offers amenities including a local shop, village hall, gym and access to nearby countryside walks. Dorchester itself provides a comprehensive range of shopping, leisure and educational facilities, along with mainline rail links to London Waterloo and Bristol.





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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 57 | 63 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Hawthorn Road, Charlton Down, Dorchester

Approximate Area = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rcschem 2025.



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