

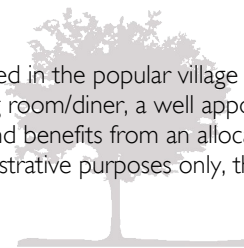


Sherren Avenue, Dorchester

Asking price £160,000

Set within a conservation area, is Greenwood House, a beautiful Victorian building situated in the popular village of Charlton Down boasting lovely countryside views, is this two bedroom first floor apartment. The apartment enjoys spacious accommodation comprising a generous sitting room/diner, a well appointed kitchen, a family bathroom and en-suite facilities to the principal bedroom. In addition the property enjoys extensive communal grounds in which to enjoy its tranquil setting and benefits from an allocated parking space. EPC rating D.

Please note that some images in this brochure are AI-generated and are provided for illustrative purposes only, they do not reflect the property's current condition but are intended to show how the space could look or ideas of what may be possible.



Situation

Charlton Down has a Health Club with a gym, classes and sauna. The Victorian hall has a variety of classes and regular meetings including yoga, classical concerts and Christmas fairs. It has a shop currently open 7 days a week. There is an allotment for use by the village and it has its own orchard. The Parish is situated within 4 miles of Dorchester town centre. Nearby Charminster has three public houses, two of which have dining and a more traditional pub with a skittle alley and live music nights, as well as a parish church and a primary school. Weymouth is within 10 miles for the nearest beach and Jurassic coastline. The 26 mile circular Cerne Valley Way walk passes via Charminster.

Accommodation

On entering the building, a door provides access to a communal lobby, where stairs rise to all floors. Apartment 9 is located on the second floor.

Hallway

Access to the apartment is gained via a private door that opens into a well presented hallway. The property combines character, light, and functionality, making it an appealing home or investment opportunity. The hallway benefits from high ceilings and generous room sizes creating a spacious and open feel that sets the tone for the rest of the property, from the hallway, doors lead to all rooms.

Sitting Room/Diner

The apartment benefits from generous living accommodation. The sitting room/diner is an L-shaped room, receiving plentiful natural light gained via a dual aspect with windows to both the front and side that provide lovely countryside views. The room enjoys neutral décor and features an attractive fireplace that houses a coal effect, electric fire. There are two wall mounted radiators and both telephone and television points.

Kitchen

The kitchen is well appointed, fitted with a comprehensive range of wall and base level units that provide ample storage options with work surface over. There is a stainless steel sink unit with mixer tap and drainer and a selection of integral appliances including an eye level oven and a four ring electric hob with extractor hood over. Space is provided for additional appliances. The room is finished with tiled flooring, part tiled walls and offers a side aspect double glazed sash window that provides the room with natural light together with lovely countryside views.

Bedrooms

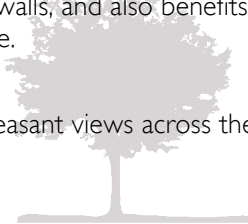
The apartment benefits from two good size double bedrooms. Both bedrooms offer a wall mounted radiator and receive natural light gained via double glazed sash windows that enjoy a side facing aspect. The principal bedroom benefits from en-suite facilities whilst the second bedroom is well appointed, offering built in wardrobes.

Bathroom

The bathroom is fitted with a suite comprising a low-level WC, a pedestal wash hand basin, and a panel-enclosed bath with a handheld shower attachment. The room is finished with tiled flooring and part-tiled walls, and also benefits from a wall-mounted radiator. A rear-aspect double-glazed sash window allows natural light to fill the space.

Externally

The property enjoys access to beautifully maintained communal gardens, offering pleasant views across the surrounding Dorset countryside. The apartment further benefits from both resident and visitor parking.



Agents Notes

There is a Biannual service charge of £1,514.13.

Lease Length - 999 years from 25 March 1999

Please be advised that additional fees may be incurred for items such as leasehold packs.

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#>

Services

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

Broadband and Mobile

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

The council tax band is D.

Stamp Duty

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

Please visit the below website to check this.

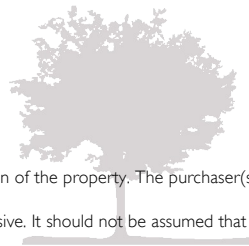
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

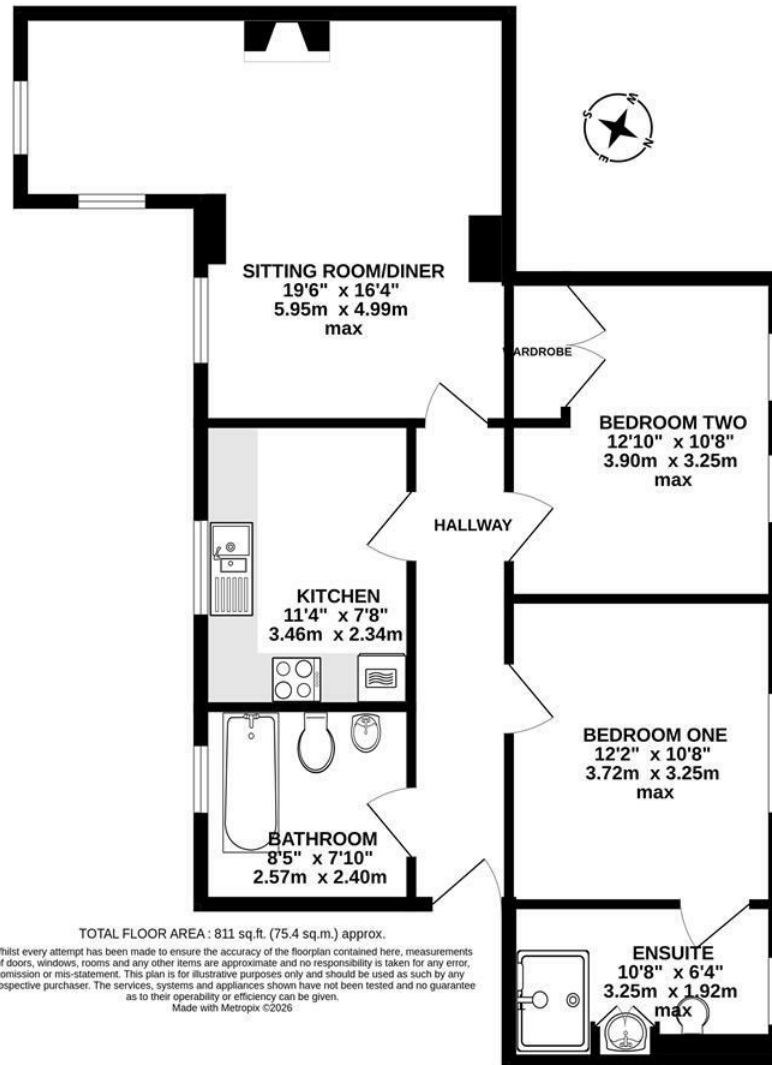
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





FIRST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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