

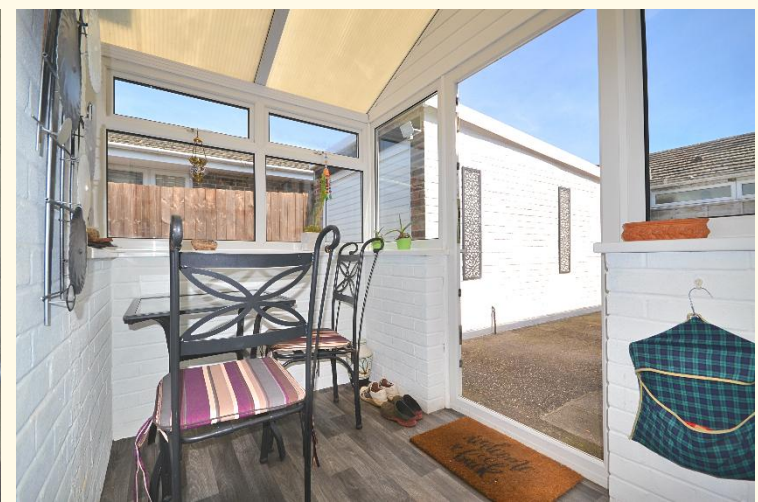


Ellerslie Close  
Charminster  
Offers In Excess Of £360,000



This beautifully renovated three-bedroom detached bungalow occupies a generous corner plot and has been finished to a high standard throughout. Offering off-road parking, a single garage, and well-maintained landscaped gardens. The property is ideal for buyers seeking move-in-ready accommodation. Externally, the property boasts a low maintenance rear garden with decorative stone areas, Indian sandstone paving, and a variety of mature flower beds and borders, creating a private and attractive outdoor space. EPC Rating D.

Charminster village presents a traditional, old English image with its beautiful cottages and mosaic pavement dating from Roman times, a 12th-century parish church dedicated to St. Mary, and the scenic River Cerne flowing through it. Charminster offers two village pubs, a well-regarded and popular first school, two village halls, a convenience store, which houses a post office, and a Norman Church. Surrounded by rolling countryside, Charminster offers a peaceful rural setting while being conveniently close to the amenities of Dorchester. Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Upon entering the property, you are welcomed by an entrance porch leading into a bright and spacious hallway, immediately setting the tone for the light and airy feel found throughout the home. The spacious lounge is positioned to the front of the property and enjoys an abundance of natural light from double glazed windows to both the front and side elevations. Beautifully presented, the lounge also benefits from a charming multi fuel burner, creating a warm and inviting focal point. The heart of the home is undoubtedly the modern and recently renovated kitchen, thoughtfully designed with both style and practicality in mind. Featuring a modern fitted kitchen with a range of quality wall and base units, integrated appliances including a fridge freezer, oven with four-ring gas hob and extractor hood over, along with a stainless-steel sink and mixer tap. A separate island provides additional preparation and entertaining space, whilst the attractive tile flooring further enhances the luxurious finish. The kitchen also benefits from two useful storage cupboards, a double-glazed side window, and direct access to the rear garden. The bungalow continues to impress with a recently modernised bathroom finished to a high specification, comprising a walk-in double shower, low-level W/C and wash hand basin, the room is finished with stylish tiled surrounds, and a double-glazed side window.

Completing the accommodation are three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, all well presented with new carpets and double-glazed windows providing a fresh and contemporary feel throughout.

Externally, the property enjoys a wonderful outdoor setting. The rear garden has been thoughtfully designed for both relaxation and ease of maintenance, featuring Indian sandstone paving, decorative stone areas, and an attractive mixture of mature flower beds and borders creating a colourful and private outdoor space. To the front, a pathway leads to the front entrance, while the corner plot position enhances the sense of space and privacy. The property further benefits from off-road parking and a single garage with an up and over door.

**Agents Notes:**

P/FUL/2025/07085 – proposed extension to the Charminster Farm development – decision pending.

**Services:**

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

**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#>

**Broadband and Mobile Service:**

At the time of the listing, standard, superfast 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>

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council tax band 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.

**GROUND FLOOR**  
1062 sq.ft. (98.6 sq.m.) approx.

TOTAL FLOOR AREA : 1062 sq.ft. (98.6 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 not 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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